

Surprise Center
TABLE OF CONTENTS

Description	Tab / page
Table of Contents	Tab #1
Development Team	Tab #2
Development Team	1
PAD Overview	Tab #3
Surprise Center PAD	3
Request	4
Location	5
Exhibit (1): Area Map 1	6
Exhibit (2): Vicinity Map	7
History	8
Surrounding Zoning and Land Uses	9
Exhibit (3): Surrounding Zoning and Land Uses Map	10
P.A.D. Ordinance Intent	11
Project Description	Tab #4
Surprise Center Experience	12
Landscape / Open Space	13
Employment	15
Land Uses	16
Exhibit (4): Conceptual Land Uses Map	19
Existing Landscape	20
Design Guidelines	Tab #5
Design Guidelines	21
Infrastructure	Tab #6
Streets	27
Phasing	28
Utilities	29
Water Supply System	30
Exhibit (5): Conceptual Master Water Plan	32
Wastewater Collection System	33
Exhibit (6): Conceptual Wastewater Master Plan	34
Storm Drain System	35
Reuse System	36
Appendix	Tab #7
Exhibit A: Legal Description	
Exhibit B: Conceptual Preliminary Plat	
Exhibit C: Existing Topographic Map	
Exhibit D: Surprise Center PAD Landscape Palette	
Exhibit E: Surprise Center PAD Permitted Land Uses List	
Exhibit F: Surprise Center PAD Development Standards	

Surprise Center
SCDC SITE
SURPRISE CENTER PAD DOCUMENT
DEVELOPMENT TEAM

Owner/
Developer

Surprise Center Development Company, L.L.C.
1811 N. Tatum Road, Suite 4052
Phoenix, AZ 85028
(602) 953 - 8700
(602) 953 - 8707 facsimile
rwest@carefreepartners.com

Richard B. West, III
David N. Beckham
Timothy J. Keenan
Cristine Davis



SURPRISE CENTER
DEVELOPMENT COMPANY L.L.C.

Applicant

Storey & Pieroni, P.L.C. for Surprise Center
Development Company, L.L.C.
3030 E. Camelback Road, Suite 265
Phoenix, AZ 85016
(602) 468 - 0111
(602) 468 - 1335 facsimile
Darin A. Sender, Esq.
Lesa J. Storey, Esq.

STOREY & PIERONI
PLC

Planning/
Engineering

CMX Group, Inc.
1515 East Missouri, Suite 115
Phoenix, AZ 85014
(602) 279 - 8436
(602) 265 - 1191 facsimile
Mike Lloyd, President



CMX GROUP
1997

PAD Submittal
Design Theme

Surprise Center Development Company, L.L.C.
11811 N. Tatum Road, Suite 4052
Phoenix, AZ 85028
(602) 953 - 8703
(602) 953 - 8707 facsimile
Robert Odermatt, FAIA
(510) 845 - 4293
(510) 841 - 7496 facsimile



Surprise Center
Gene Watson, AIA
(480) 488 - 1634
(480) 488 - 1635 facsimile



CMX Group, Inc.
(602) 279 - 8436
(602) 279 - 8498 facsimile



Traffic / Transit
Engineering

TASK Engineering Co., Inc.
1904 E. Medlock Drive
Phoenix, AZ 85016-4127
(602) 277 - 4224
(602) 277 - 4228 facsimile
Ken Howell, P.E.



Archaeological /
Biological /
Cultural Studies

Engineering and Environmental Consultants, Inc.
3501 North 16th Street
Phoenix, AZ 85016-7851
(602) 248 - 7702
(602) 248 - 7851 facsimile
Michael Collins, Vice President



Environmental /
Soils Studies

Speedie & Associates, Inc.
11029 N. 24th Avenue
Phoenix, AZ 85029
(602) 997 - 6391
(602) 943 - 5508 facsimile
Greg Greaser



Surprise Center

**SURPRISE CENTER
Planned Area
Development
P.A.D. 00-105**

REQUEST: Rezoning to Surprise Center P.A.D. designation.

APPLICANT: Storey & Pieroni, P.L.C. for owner Surprise Center Development Company, L.L.C.

SITE LOCATION: Area generally bounded by Bell and Greenway Roads on the north and south, and Litchfield Road and the Bullard Road Alignment on the east and west.

GENERAL PLAN: Regional Commercial.

EXISTING ZONING: C-3 (General Commercial.)

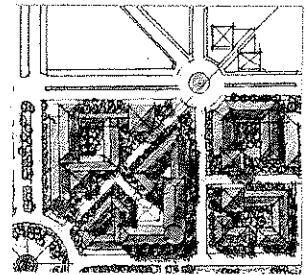
EXISTING LAND USES: Vacant.

PROPOSED ZONING: Surprise Center P.A.D.

Surprise Center REQUEST

This is a formal request by the Surprise Center Development Company ("SCDC") to rezone approximately 655 gross acres of land located at the southwest corner of Bell and Litchfield Roads (the "Site") from C-3, General Commercial, to the Surprise Center Planned Area Development (the "Surprise Center PAD"). The Site is surrounded by Bell Road on the north, Greenway Road on the south, Litchfield Road on the east, and the Bullard Avenue alignment on the west. Currently vacant, the Site has not been used since World War II when it was utilized as a United States Army Air Corps training and emergency airfield. Current land uses create blighting conditions and include a dilapidated and obsolete triangular-shaped runway system, an unused munitions dump, and several areas of illegal dumping on the vacant property. Because of the current and continuing condition of the Site and its location within an emerging area of the City of Surprise, the public health, safety and welfare are best served by this redevelopment.

To further that redevelopment, SCDC has dedicated to the City of Surprise 115 gross acres within the Site (the "City Site") for the development of a new 102.15 net acre City Municipal Civic Center Complex. The remaining approximately 540.76 gross acres (± 519.53 net acres internal and ± 21.23 acres arterial roadway, the "SCDC Site") are owned by SCDC and will be privately developed to create an exciting new urban core for the City of Surprise. This urban core will combine residential and non-residential land uses to



establish a dynamic mixed-use downtown. Consistent with the goals and objectives found within the City of Surprise Comprehensive Development Guide, the Site as a whole is intended to be planned in a cooperative manner by the City of Surprise and SCDC with the Civic Center serving as the central municipal and recreational focus. The City Site and the SCDC Site are more particularly described in Appendix Exhibit "A".

The land use relationships between the SCDC Site and the City Site are intended to be planned cooperatively. The Development Standards of the Surprise Center PAD shall apply to development on the SCDC Site, notwithstanding contrary provisions found within the City of Surprise Zoning Ordinance. (Please refer to the Surprise Center Development Standards, Appendix Exhibit "F".) The City Site will be allowed to develop in accordance with the regulations contained within the City of Surprise Zoning Ordinance. The City Site will be zoned as a part of this PAD and designated as "Surprise Center PAD" with an equivalent zoning of "Governmental Use" which allows all non-profit municipal and community recreational land uses and will be governed by the City of Surprise Zoning Ordinance regulations. At the same time, development of the City Site will reflect and relate to the architectural, landscape and streetscape development themes occurring on the SCDC Site.

Surprise Center SITE LOCATION

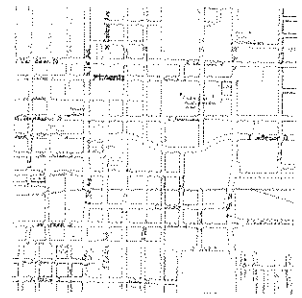
The Site is located at the southwest corner of Bell and Litchfield Roads, approximately one-half mile west of Grand Avenue (U.S. 60) in an area which is rapidly becoming a developing population center of the City. The Site is an infill parcel surrounded by planned development on all sides. (Please refer to Exhibits "1", "2" and "3" on pages 6, 7 and 10 for additional general location maps.) The Site occupies approximately one square mile of land, roughly equivalent to lower Manhattan, downtown San Francisco or downtown Phoenix and is similarly an excellent location for an urban core. Surrounded by existing or planned major arterial streets on four sides, this location is ideal for the development of a new Civic Center with new employment-based private



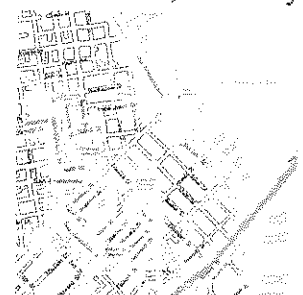
New York

development. Several master-planned residential communities entitled to allow over 30,000 homes are currently under planning or development within three miles of the Site. Prominent examples include: the West Point Town Center, entitled to contain approximately 1,300 units, directly east adjacent to the Site across Litchfield Road; Sun City Grand, a 10,000 unit active adult retirement community developed by Del Webb located one mile north of the Site on Bell Road; Kingswood Parke, a 1,497 unit master-planned residential

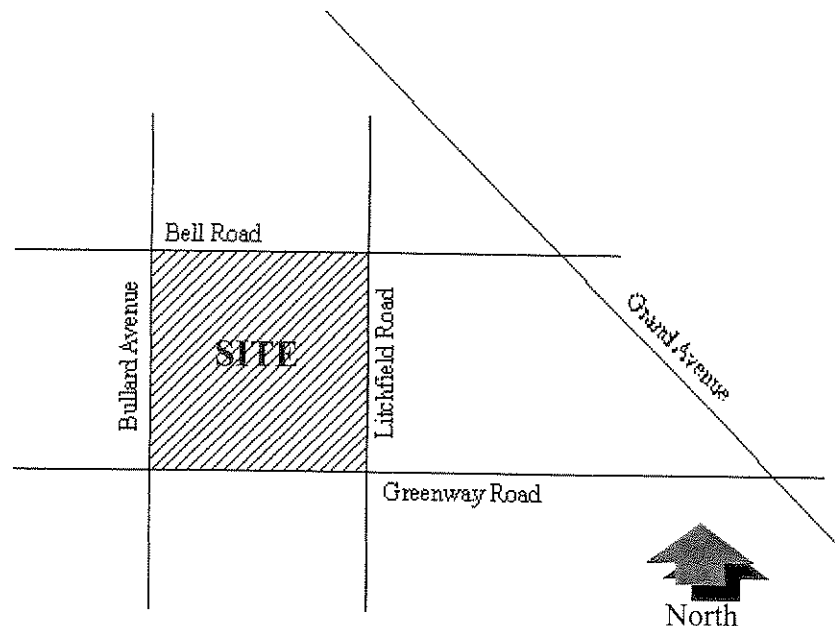
community on Bell Road directly northwest of the Site; Arizona Traditions, a 1,725 unit active adult retirement community on Bell Road three miles northwest of the Site; The Villages at Surprise, a 7,339 unit master-planned residential community two miles west of the Site, south of Bell Road; Mountain Vista Estates, a 2,200 unit master-planned residential community one mile west of the Site on the south side of Bell Road; and Happy Trails, an 1,800 unit motor and manufactured home golf community located at the northwest corner of Bell and Cotton Roads. (Please refer to Exhibits "1" and "3" on pages 6 and 10 for locations of these developments.)



Phoenix



San Francisco



Surprise Center **HISTORY**

The relevant history of this Site begins during World War II when it was used as a United States Army Air Corps training and emergency airfield, the Luke Auxiliary Field 3. In 1949, the Site was no longer needed and the City of Phoenix obtained ownership of the Site from the Army. Since that date, this property has remained vacant and unused.

During a citizen's planning charette in 1995, the conceptual planning for the future of Surprise began. With an eye toward the future, the Surprise Center Development Company perceived the unique locational qualities of the Site, which lend themselves well to the creation of a new city center at this location. In 1997, the SCDC and the City of Surprise entered into the Greenway Corridor Redevelopment Area Redevelopment and Disposition Agreement, opening the doors for the development of this Site as anticipated in this Planned Area Development application.

In 2000, the SCDC acquired the Site and dedicated 115 acres to the City of Surprise. This dedication of property enabled the entire Site to be developed in a unique public/private effort which includes a new public Civic Center on the City Site consisting of municipal, social and recreational amenities, and includes private amenities such as banking, shopping, working and living on the SCDC Site for the benefit of all citizens of the City of Surprise.

Today, this Planned Area Development application is the next step in realizing the goal of creating a unique public/private city center for the City of Surprise.

Surprise Center
**SURROUNDING ZONING
AND LAND USES**

The requested land uses within this PAD are compatible with the surrounding residential and non-residential land uses and zoning designations. (Please refer to Exhibit "3" on page 10.) The surrounding land uses and zoning include:

	Zoning	Land Use(s)
NORTH	C-2, PAD (R1-5 equivalent)	Commercial, Residential
SOUTH	PAD (R1-5 equivalent), R-43 (County)	Planned Residential
EAST	PAD (C-2 equivalent), PAD (R1-5 equivalent)	Commercial, Residential
WEST	PAD (R1-5 equivalent)	Planned Residential
NORTHEAST	PAD (C-2 equivalent)	Commercial
NORTHWEST	PAD (R1-5 equivalent)	Residential
SOUTHEAST	R1-5	Planned Residential
SOUTHWEST	PAD (R1-5 equivalent)	Planned Residential

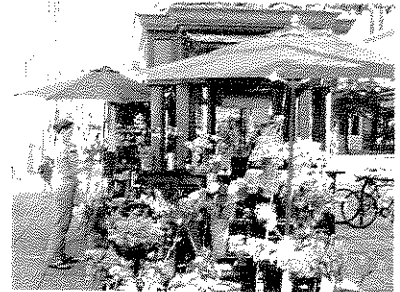
Surprise Center PAD ORDINANCE

The City of Surprise Planned Area Development Zoning Ordinance anticipates the changing technologies and lifestyles which are a constant part of everyday life in the 21st Century: the PAD zone was also developed "to reflect changes in the technology of land development." In general, the PAD zoning district was created as an alternative to conventional zoning districts in reaction to new and ever-changing land development opportunities which the increasing urbanization of our Valley currently requires and will continue to require well into the 21st Century. The Ordinance states that the Planned Area Development zone is "an alternative to conventional zoning and development approaches" which is created "in order that the public health, safety and general welfare be furthered in an era of increasing urbanization..." The Surprise Center PAD is an innovative alternative which anticipates the increasing urbanization of the Valley through specialized development standards and architectural guidelines which encourage residential and non-residential development, while maintaining high standards for the health, safety and welfare of the City's citizens. The Ordinance also states that the PAD zone is meant to "encourage innovations in residential, commercial, and industrial development so that greater opportunities for better housing, recreation, shopping and employment, conveniently located, may extend to all citizens and residents of Surprise..." Again, the Surprise Center PAD is designed to allow many opportunities for creative and innovative development which all citizens of the City of Surprise may enjoy. This is most clearly illustrated by the availability under the Surprise Center PAD for creation of open spaces surrounded by an urban fabric potentially containing, among others, mixed-use residential/commercial, residential/retail or residential/office development.

Surprise Center THE SURPRISE CENTER EXPERIENCE

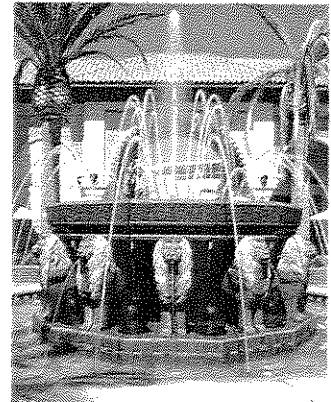
The best way to communicate the “SURPRISE CENTER EXPERIENCE” is to take a stroll through a typical “downtown” space. The Mediterranean-style architecture creates an environment that reflects the southwest lifestyle and speaks to the area’s Latin heritage. Landscaping, appropriate to the Southwest and complementary to the Mediterranean-style architecture, shades and cools the area.

Shaded, meandering sidewalks provide comfortable pedestrian passageways. Groups of people – families, neighbors, friends and visitors – walk amiably and interact and socialize. The pleasant streetscape includes pedestrian-oriented building facades, storefront treatments and interesting window displays. The articulated building facades add detail and visual interest. This lively street scene engages people’s attention and encourages strolling and window-shopping.



Street/pedestrian activities

The Mediterranean-style architecture, with its textured walls, terra cotta roof tiles and warm-hued colors, invites people through arched gateways into interior garden courtyards. Quaint bistros, cafes and specialty stores line the courtyard. Trellis-covered interior walks and seating areas enhance the intimacy and comfort of the courtyards. The courtyard paving materials add to the visually appealing space. Water fountains create pleasant background sounds. Green lawn areas allow children to play while parents look on as they sit with friends sharing lively conversations over cool refreshments.



Landscape feature

Surprise Center will be a place of pride and focus for the entire community. The Mediterranean-style architecture, with its natural textures and colors, will set the tone and overall feeling of the Center.

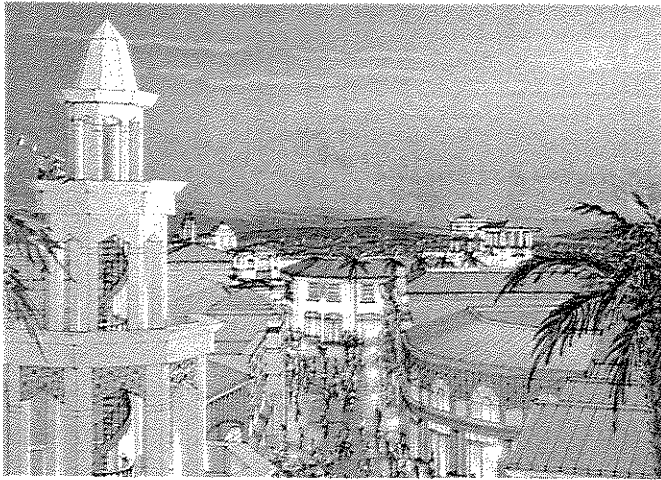


Street/pedestrian activities

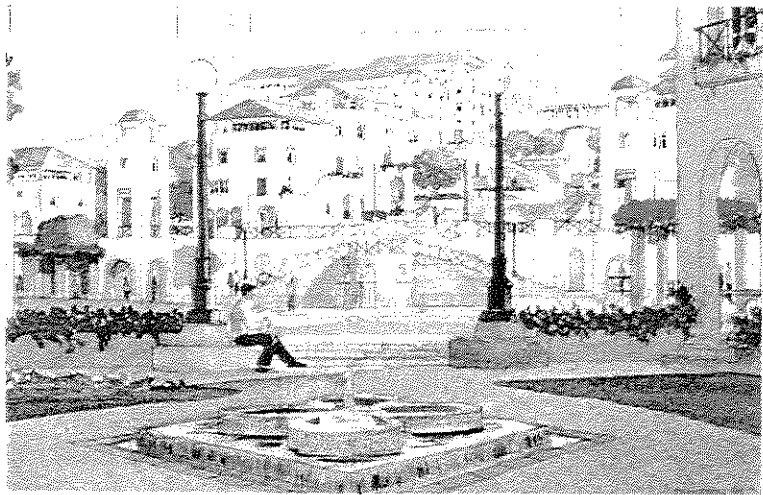
Planned open spaces and strategically placed amenities will create a natural and relaxing ambiance – a place where the community will come together to socialize, recreate, shop and work. The unifying design features in both architecture and landscaping will create a sense of balance, coherence and comfort – a true sense of place – and that place is Surprise Center.

Surprise Center LANDSCAPE AND OPEN SPACE

The Civic Center will most likely comprise a significant portion of the major open space, park and recreation facilities for Surprise Center. The SCDC Site will include open space elements to unite the overall Surprise Center open space system. A network of landscaped public and private open spaces, including streets, sidewalks, parks, plazas, passageways (paseos) and courtyards may be developed on the SCDC Site to create a socially active and environmentally-responsive environment. An inviting pedestrian streetscape could certainly play an important role in creating an integrated landscape, pedestrian and community framework for Surprise Center. Please refer to the Design Guidelines contained herein at page 21.



In addition, major access streets will be designed to create a hierarchy of land uses and unity of design. View corridors could be used to enhance the visual importance of community facilities by, for example, placing the Civic Center at the terminus of a landscaped boulevard. A common landscape theme could also be developed for the major access streets and the internal loop road. The streetscape landscaping will be enhanced by incorporating special street furniture compatible with the surrounding prevalent architectural themes. For example, this street furniture could include such items as architecturally integrated directional graphics, benches, trash containers, and light and signal standards. The streetscape could be further designed to accommodate banners, flags and lighting to generate seasonal interest and to mark the occasion of special events or community celebrations.



The intent of the landscaping concept throughout Surprise Center concentrates landscaping elements to create an inviting, primarily shaded pedestrian environment while being respectful of the need to conserve water. An emphasis should be placed upon the role of landscape to create shade and facilitate summer season use. The landscape concept for each separate development should build upon shade and streetscape concepts, while incorporating paseos, courtyards or small parks. The private landscape and open space could also be designed to create seasonal interest through annual changes in the plant materials. The landscape and the architecture could be designed as an integrated whole with the use of planter boxes, trellis, espalier elements on buildings and freestanding pergolas, trellises and covered walkways. Water

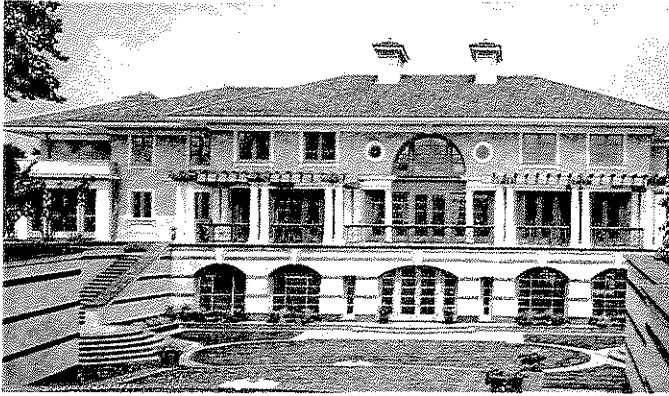
Surprise Center

as a visual and acoustical feature could be used as a focal element, such as in small lakes, ponds, streambeds, formal fountains or runnels. These elements add a pleasant ambient sound and help in moderating the heat. A proposed landscape plant material palette for the entire SCDC Site is included as Appendix Exhibit "D".



Surprise Center EMPLOYMENT

Employment opportunities within the City of Surprise will be dramatically expanded by development of this Site under the Surprise Center PAD regulations. The City of Surprise is currently a bedroom community of the City of Phoenix, City of Glendale and Luke Air Force Base with a negligible employment base. The addition of non-residential development will raise



the City from a bedroom community to a regional economic force in the Valley. Also, the addition of professional and administrative offices, a medical center and/or campus or a university along with the Civic Center has the potential to increase the employment base for the City's residents as well as to attract non-residents to the City for personal and professional services, employment and entertainment opportunities. Along with increasing employment opportunities for

its residents, retail development under the Surprise Center PAD will provide convenient shopping for the City's residents while retaining the residents' sales tax dollars within the City. Residential development will fulfill a need for unique, urban density housing within the City and allow the City's residents to have easy access to employment, commercial, retail, office, medical, educational and municipal services within a cohesive community urban fabric.

Surprise Center LAND USES

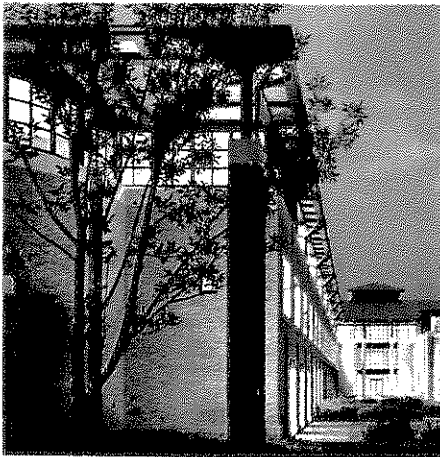
Proposed land uses for the Site include a mix of public and private uses combining the City's and SCDC's planning expertise to insure appropriate relationships between the public and private land uses within the Site.

SCDC SITE

The SCDC Site will be developed by SCDC and will provide opportunities for various land uses including, for example, residential, employment, commercial, retail, office, medical, educational and municipal services, and other similar land uses. Some proposed land uses include: specialty shops and services, small and large scale merchandisers, neighborhood retail, entertainment, restaurants, hotels, administrative and professional offices and general commercial. In addition, the Surprise Center PAD creates the potential for a medical campus with a hospital, research facilities, clinical facilities providing sub-acute, ambulatory, primary and extended care along with physical and other therapy. Residential and residential/commercial or other mixed-uses may also occur within the SCDC Site under the Surprise Center PAD regulations, as well as high technology facilities, light assembly, manufacturing, distribution, research and development, office/showrooms or warehousing. (Please refer to Exhibit "4" on page 19 for a conceptual land use plan showing one possible method of site development.) Certain specific land uses are currently limited until such time as an existing deed restriction is removed.



Mediterranean style retail center



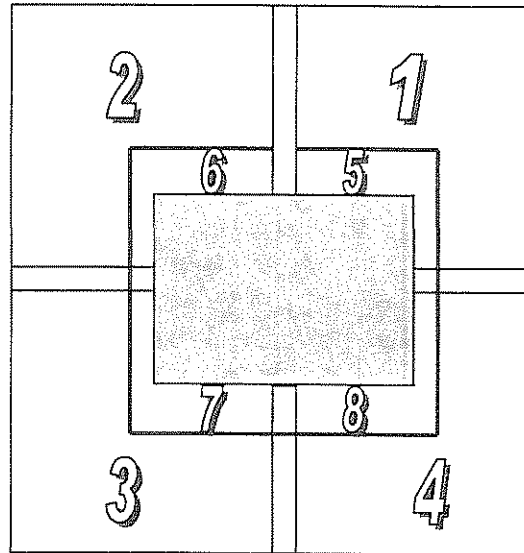
Business park

The ultimate location and inclusion of individual uses will take into account many factors including, for example, the available frontages on major arterial or local collector streets as well as the location of designed view corridors into the Civic Center. It is the intent of SCDC to develop a harmonious, diverse and cohesive urban fabric through careful land planning techniques.

The physical location of various uses on the SCDC Site are not proposed in this PAD. For illustrative purposes only, the conceptual land use plan has been developed to assist in understanding one method of adapting the land use pattern to the SCDC Site. (Exhibit "4" on page 19.) While a multi-use pattern of development will be emphasized, the uses will be planned to optimize access patterns, visual exposure, pedestrian and transit strategies and appropriate adjacencies. Campus-like settings or open space plazas may also be used. The general intent is to create a cohesive urban fabric that will generate an active Surprise Center experience.

Surprise Center

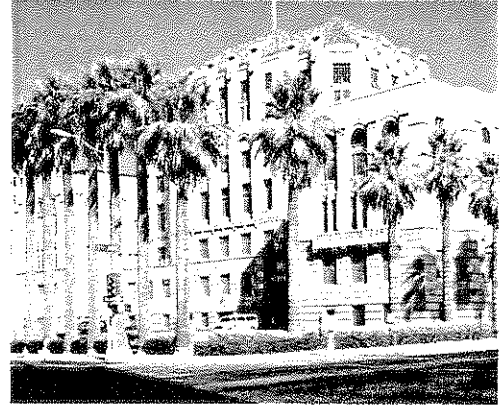
The location of each broad category of use may be determined at a later time via the design of "Sector Plans" approved through the site plan approval process stated within the Surprise Center PAD. These Sector Plans would be prepared in conformance with the intent of the Surprise Center PAD and its development regulations. The interface of the SCDC Site with the surrounding neighborhoods externally, and internally with adjacent Sectors of the SCDC Site and the City Site would be an important factor in the development of a Sector Plan. For example, landscaped setbacks could occur at some perimeters of the SCDC Site, but not at others, to create a compatible interface with the adjacent land uses. The transitions between the Sectors could logically occur at the main internal streets or at the internal Loop Road. Land uses, architectural relationships, general thematic principles, and a landscape palette could be included within the Sector Plan to ensure consistency within and compatibility with the intent of the Surprise Center PAD.



Conceptual Sector Plan

CITY SITE

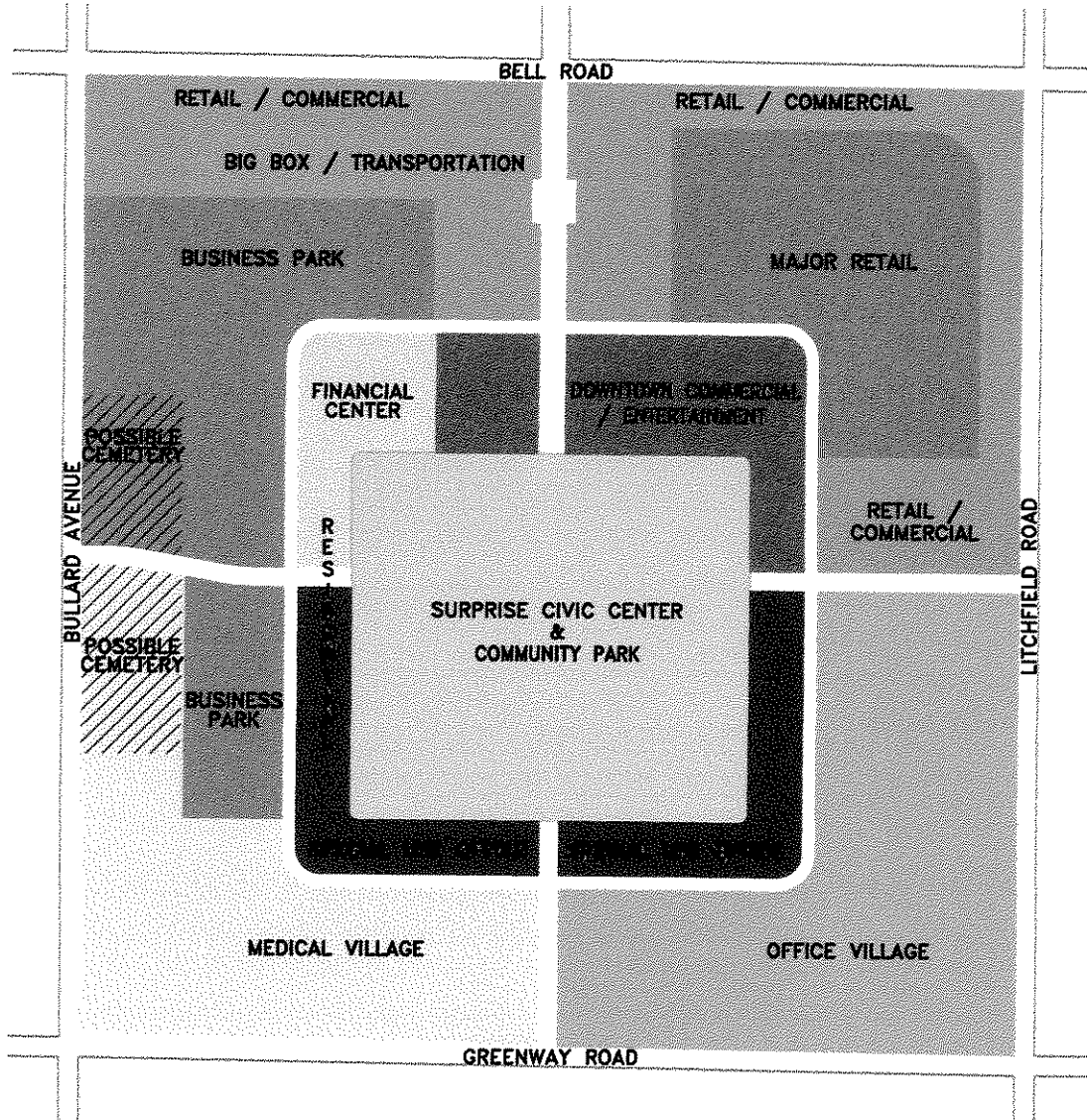
The City Site is proposed to include those uses consistent with the equivalent zoning of "Governmental Use" which allows all non-profit municipal and community recreational land uses for the provision of municipal services to the community and which will complement the surrounding land uses within the Surprise Center PAD. These uses include municipal uses, public open space and community recreational facilities. City Site land uses are currently regulated by two deed restrictions. Please refer to Appendix Exhibit "E" for a more complete list of land uses within the City Site and a description of the deed restrictions on the City Site. Some of the land uses on the City Site may include, for example, the new City of Surprise municipal building, museums, galleries, performing arts facilities and meeting rooms, passive parks and open spaces for gathering and informal recreation, an aquatic center, children's play areas, a recreation center and active recreation areas for organized activities such as soccer, football, baseball, tennis, basketball and softball, in addition to the potential for professional



Civic Center buildings in a park setting

sports complexes and a stadium or amphitheater. This area is intended to be planned to enhance the public environment through the development of open space, water and/or effluent recharge lakes and municipal buildings and community facilities to create a true "Civic Center" for the City of Surprise. For example, the City of Surprise could implement an integrated city park and water system which could include stream beds and ponds to serve as dedicated water recharge capacity sites that can be designed according to the Site's natural drainage patterns and developed as the City's needs expand over time. A bicycle and pedestrian path system may also be included within the Civic Center to create a relationship with the SCDC Site through open space linkages. To maintain the civic prominence of the City Site, the City of Surprise will also have the opportunity to utilize view corridors to establish a visual precedence of the Civic Center from the main entry and from development within the SCDC Site.

SURPRISE CENTER



CONCEPTUAL LAND USE PLAN

THIS CONCEPT DRAWING IS ILLUSTRATIVE AND IS MEANT TO DEMONSTRATE BUT ONE WAY THE LAND USES AND CIRCULATION COULD BE ARRAYED ON THE SURPRISE CENTER SITE



Surprise Center
EXISTING LANDSCAPE CHARACTER

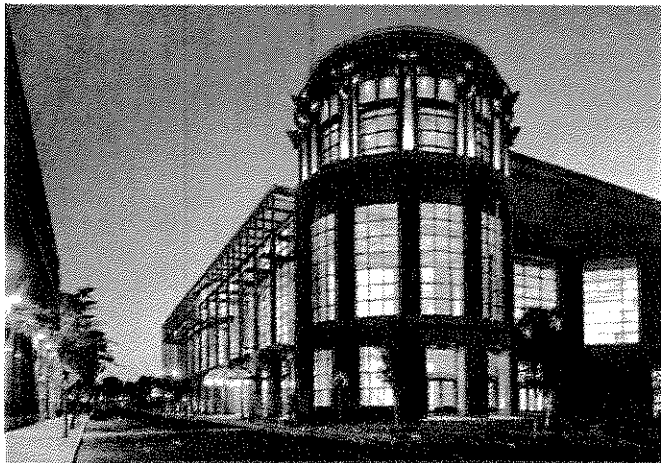
The majority of the Site is primarily devoid of existing vegetation as a result of the Site's former service as an auxiliary airfield for Luke Air Force Base and the past years of inactivity. The most significant landscaping occurs along Bell Road including palm trees, citrus trees, large evergreen trees, and oleander shrubs. A few mesquite and palo verde trees and rabbitbrush grow along the Bullard Avenue alignment and Litchfield Road – primarily at the corners of the property. Dotting the interior of the Site are creosote bush and other similar Sonoran desert shrubs and ground covers. Adjacent to the Site on the south side of the western half of Greenway Road is a row of eucalyptus trees forming a wind barrier for the bordering agricultural field.

Surprise Center DESIGN GUIDELINES

To create a cohesive “sense of place” throughout the entire Site, the architecture is proposed to embrace the “Mediterranean” style, without mandating a single “typology” or form. The buildings will be allowed to develop their individual character within the broad visual framework of the Mediterranean style. It is intended that the buildings be designed with the same architectural forms and patterns as the historic buildings that were developed around the Mediterranean areas and were later brought to the southwestern United States by the Spanish explorers. Mediterranean architecture functions well in the hot climate and bright light of a desert environment such as ours by utilizing deep reveals, indirect lighting and thick insulating forms to passively control these factors.



The following Architectural and Landscape Design Guidelines should be considered as general guidelines to direct all development within the Surprise Center PAD. These considerations are important to the utilization of the Mediterranean architectural theme chosen



Contemporary mission style building

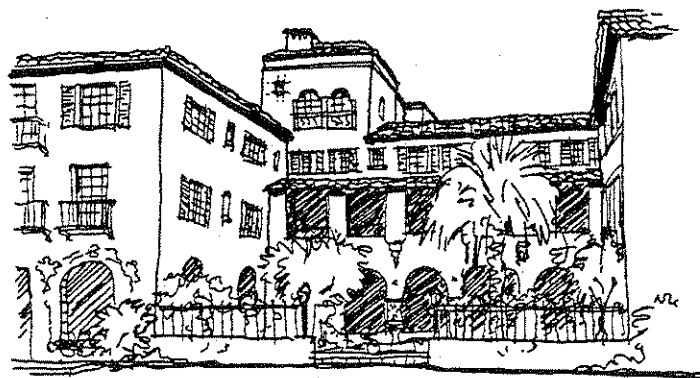
for the Surprise Center PAD. Since a mix of land uses and a variety of building types and heights are anticipated to be developed within the Surprise Center PAD, the more specific guidelines may be analogized to other comparable building elements to create similar effects as those intended here. For example, for taller buildings, terra cotta tiles, stucco or varying building facades can be used at pedestrian level in conjunction with step-back or similar massing elements above to reduce the buildings' apparent mass. Additionally, the suggested Mediterranean building materials should be interpreted to allow a variety of styles without straying from a common architectural theme. Along that same theory, individual land uses should be encouraged to celebrate their distinctiveness and be identifiable without eliminating the cohesive architectural theme.

Architectural Design Guidelines

- Buildings composed of a variety of building modules or elements which could include step backs, and where appropriate, planned around open space elements such as courtyards to provide opportunities for outdoor uses are encouraged. The incorporation of a variety of building elements can reduce the mass of the overall building.



- Buildings shall be designed with materials appropriate to the Mediterranean theme including, but not limited to, stucco or stone and should utilize where appropriate courtyards, arches, towers, balconies, doors and windows, decorative iron and tile details or other features typical of the Mediterranean style.



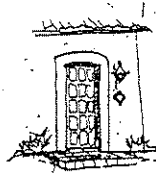
- Windows should emulate the size and detail of classic Mediterranean style windows.
- Building forms should suggest thick masonry, reminiscent of the period architecture and incorporate features such as recessed doors and windows.

Surprise Center

- Buildings should develop multiple rhythms in the façade through the use of building elements such as balconies, overhangs, decorative banding, cornices, soffits, windows, shutters, trellises, pergolas, etc.



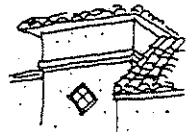
Decorative eave/soffit



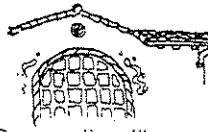
Decorative wood door



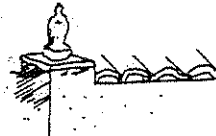
Traditional window pattern



Decorative banding at roof



Decorative tile and plaster detail



Decorative parapet

- Buildings should be designed for efficient climate control. Exterior elements such as awnings, overhangs and recessed windows are encouraged as architectural sun control elements. Buildings that otherwise incorporate traditional methods of sun control and protection are also strongly encouraged. The use of coated, reflective or colored glass is generally discouraged.
- Roofs should be hipped or gabled, or should have flat roofs completely surrounded by a parapet. Roof materials should reflect the traditional Mediterranean theme where appropriate such as terra cotta or natural clay tiles. The skyline of the building is important to the overall neighborhood character. Therefore, flat and monotonous rooflines are discouraged, while roof profiles with a planned variety of forms are encouraged.



Desirable roof profile



Undesirable roof profile

Surprise Center

- Buildings colors should reflect the many varieties of the Mediterranean style, including both warm tone muted colors as well as bright bold tone colors. Multiple color combinations could be used provided a consistent design theme is used. Variations in shade or tone could be used to articulate architectural features.
- The articulation between the base, middle and top of a building creates three-dimensional interest in the façade. Buildings should incorporate decorative architectural elements similar to belt-courses, cornices and eaves that project from the building to define the building elements where appropriate.
- Façade design should incorporate multiple rhythms or cadences to reflect patterns found in traditional Mediterranean buildings, rather than simple repetition.
- Building walls could be punctured by well-proportioned window openings that provide three dimensional relief, detail, interest and rhythmic variation in the wall.
- Building walls may be articulated with three-dimensional architectural features to mitigate large, unbroken wall segments. Elements that make up the rhythmic variation may include such features as: recessed windows, projecting windows, bay windows, structural elements, textures, patterns and colors, trim elements, balconies, belt-courses, cornices, awnings, trellises, shutters or landscape elements.
- Towers, cupolas, dormers, domes, spires and other distinctive architectural elements can be used to highlight special locations such as major entrances, street termini, gateways, intersections and focal points.
- All mechanical equipment should be incorporated into the design of the roof. Full parapets, sloping roofs and lower parapets with supplemental screens may be used to screen mechanical equipment provided that the screen walls are fully integrated with the building architecture. Parapet walls or other mechanical screening elements must be equal to or taller than the height of the mechanical equipment.
- Satellite dishes should be located and screened to avoid visual intrusion on adjacent uses and neighborhoods.
- Solar panels should be integrated into the roof design and located to be as visually unobtrusive as possible. Panels on sloped roofs shall be parallel to and resting on the roof slope.
- Roof vents, flashing and other roof appurtenances shall be located to be minimally visible from public areas and rights-of-way, and colored to be visibly unobtrusive.

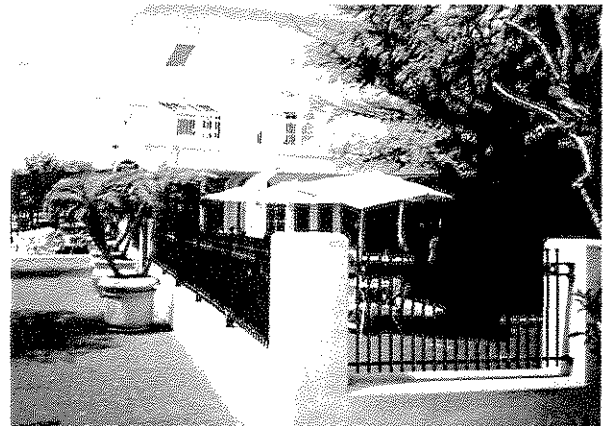


Landscape Guidelines

- Landscaping should be designed to enhance and incorporate the Mediterranean architectural theme.
- Landscaping should be used as a unifying design element and a cost effective, long-term aesthetic and environmental enhancement to the community.
- The palette of acceptable plant materials for trees, shrubs, flowering plants and groundcovers for the Surprise Center PAD ensures a broad range of plant materials, yet a sense of consistency within Surprise Center.
- Interior and street-facing courtyards, passages and pedestrian walkways are encouraged. The use of architectural paving materials, trees and colorful, perennial and annual plant species in these areas is also encouraged.
- A combination of trees, shrubs and ground covers should be used to frame, soften and embellish the quality of the architecture and the open space, to screen undesirable views and to define outdoor spaces.
- Landscaping should be in scale with adjacent structures and be of appropriate size at maturity to accomplish its intended purpose.
- Lush, colorful, scented, and dramatic-form plant materials are encouraged to enhance the character of entries, courtyards, plazas and pedestrian ways.
- Permanent containers for flowering plants, such as window boxes and planters, are encouraged for use in limited space areas at entries and in courtyards and plazas.
- Vines and climbing plants integrated with building design and used on walls, trellises and espaliers are encouraged to enhance the structures, soften blank walls and provide passive security barriers.
- The interior portions of non-structured, surface parking lots should be landscaped with trees and planter beds to reduce heat and glare and to provide visual relief from broad expanses of paving.
- Street lighting elements shall be designed to incorporate the character of the areas fronting the particular street and shall reflect a common theme throughout. The Mediterranean theme shall be integrated with the street lighting design where appropriate.



A wide landscaped median
on a major boulevard



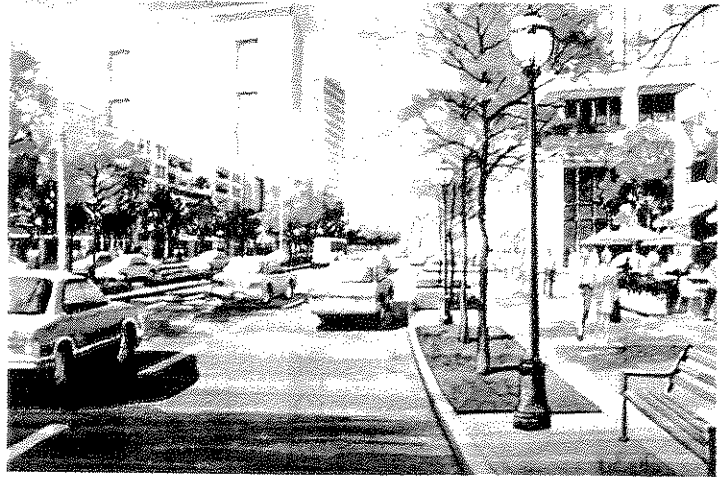
Courtyard and shading elements

Signage

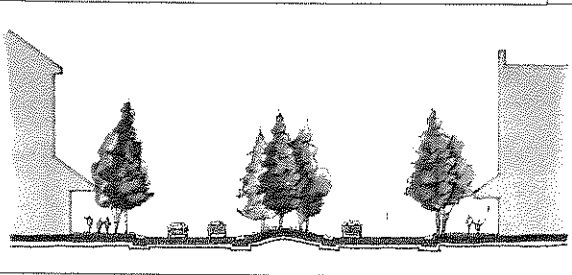
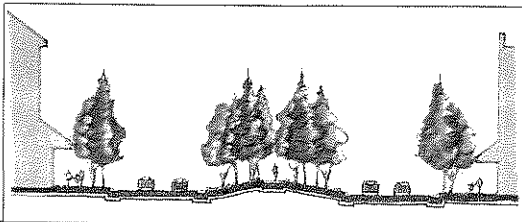
- Project identification for Surprise Center will be designed in a singular package for the major intersections of the perimeter arterial roadways (Bell Road, Litchfield Road, Bullard Avenue and Greenway Road) and primary access roadways.
- An overall graphics, directional, and identification program will be developed for Surprise Center to provide consistency of signage as well as the opportunity for creative private identification within a controlled environment.

Surprise Center STREETS

Major internal streets are proposed to be improved at one hundred ten feet (110') in width and will include "Paradise Lane East", an east/west roadway located west of Litchfield Road; "Paradise Lane West", an east/west roadway located east of Bullard Avenue alignment; and "Civic Center Drive South", a north/south roadway located north of Greenway Road. The main entry to the Civic Center will be "Civic Center Drive North", a north/south roadway located south of Bell Road and will be the widest parkway at one hundred fifty feet (150'). The main internal loop road ("Surprise Center Drive") is proposed for four (4) to six (6) lanes in width. Local internal streets will be designed pursuant to demand and traffic studies as the Site is developed. A common street lighting theme is proposed throughout the SCDC Site to illuminate and enhance the Surprise Center experience. All streets will be dedicated to and maintained by the City, except for certain local streets as shown on the site plan for a specific project which shall, at the property owner's discretion, remain as private streets so as to further connectivity and cohesiveness within the Site.



Primary access to the Site will be from Bell Road, Litchfield Road and Greenway Road with Bullard Avenue providing an important secondary access route. The new major access road, Civic Center Drive, will extend south from Bell Road to the Civic Center creating a focal point of the municipal Civic Center buildings by placing them at the end of the major landscaped boulevard. The ground under the Civic Center buildings could even be raised in height to further enhance the visual prominence of the community's most important buildings. Paradise Lane connecting the Civic Center with Litchfield Road will also provide a major visual and vehicular connection to the Civic Center.



Conceptual Street Sections

Surprise Center
PHASING

This Site provides the unique opportunity for the owner of the SCDC Site to partner with the City in developing a community center providing a multitude of public and private destinations. As such, development is planned to occur over several years.

Surprise Center
UTILITIES

The Site will utilize City water and sewer services, and other private utilities already in proximity to the Site. Please refer to the following utility statements and Exhibits "5" and "6" on pages 32 and 34 for general existing utility information. Perimeter rights-of-way will be improved and interior streets will be designed and constructed in compliance with current City requirements and standards for the proposed traffic generation.

WATER SUPPLY SYSTEM

Existing Conditions

Water facilities are available adjacent to the site. An existing 24-inch transmission main extends from the west (Ashton Ranch) along Greenway Road to Bullard Avenue. A 20-inch transmission main extends along Bullard Avenue from Greenway Road to the west corner of the section (approximately 2640 feet). The transmission main is connected to the Ashton Ranch water plant located on the south side of Greenway and ½ mile west of Bullard Road. The plant consists of a well, storage tank and booster system.

A 16-inch public distribution main extends along Greenway Road along the site frontage. Near the intersection of Litchfield Road, this existing 16-inch water main connects to the Citizen's Utilities System through a meter. A 12-inch main, which is part of the Citizen's Utilities System, exists along the site frontage on Litchfield Road.

Proposed System

The Site will be served by connecting to and expansion of the City of Surprise System. No connection is anticipated to the Citizen's Utility System except as an interim water supply. The new facilities will consist of new storage facilities, booster pumps, pneumatic tanks, well or wells and transmission and distribution requirements of the Surprise Center PAD.

The installation of a storage and booster system will either be completed as an expansion of the existing Ashton Ranch system, a new onsite system, or a combination of both. If a storage and booster system is an onsite system, it will be located near the northwest corner of the site (the higher elevations of the site). The storage capacity provided would be based on water demand analysis, which will be completed for the Master Water Report and will include both minimum day demand plus fire flow.

Based on the final detailed water analysis noted above, it is anticipated one to three wells will be added to the City of Surprise system to provide the water requirements for the site. The well or wells will be located as shown on the Conceptual Master Water Plan (Please refer to Exhibit "5" on page 32). A 150-foot deep test hole will be drilled at the approximate location of the northern most well. Transmission mains will be installed interconnecting the wells with the storage and booster sites.

Distribution piping throughout the Surprise Center PAD development will be provided in accordance with the City of Surprise guidelines. Because the Citizen's Utilities System exists north and east of the subject PAD, a large diameter distribution main (12" or 16") will be installed on-site adjacent to these streets. A new large diameter distribution main (12" or 16") is anticipated on-site parallel to the Bullard Avenue alignment. In addition to the large mains noted above, a 12" or 16" main will extend through the center of the site both in the north/south and east/west direction. All other streets shown on the land use plan will contain a minimum of 8-inch mains. The main sizes discussed in this paragraph are conceptual and may change based on the detailed analysis required for the Master Plan.

Surprise Center

Once more detailed site development information is available, a computer analysis will be completed to assure all portions of the site contain adequate pressure during peak demands and also meet all fire flow demands. The final system will be a result of the computer analysis.

Mains will be extended to Bell Road and Litchfield Road in the event the Citizen's Utility System is integrated into the City of Surprise system or new mains are extended along these roads in the future.

Because the development will occur in phases over several years, the system will be designed so that the initial phases can be served through the installation of smaller size mains with the larger size mains being installed in subsequent phases.

WASTEWATER COLLECTION SYSTEM

Existing Condition

Currently there is no existing sanitary sewer along Greenway Road or Litchfield Road for the Site discharge. A 15-inch sewer line exits along the north side of Bell Road from Bullard Avenue to Litchfield Road to serve Kingswood Park, which is located north of Bell Road. A public sewer interceptor along Litchfield Road is being designed by RT Engineers International and will be sized to include the wastewater flows generated from this site. (Please refer to the conceptual wastewater plan, Exhibit 6, Page 34.)

Proposed Conditions

Since the parcel layout plan for this site has not been finalized, the locations for future discharge have been determined utilizing the street layout and reasonable engineering assumptions for sewer usage. The onsite layout is conceptual and will be finalized as a specific Land Use Master Plan is developed.

For the purpose of this Conceptual Wastewater Study, the site has been assumed to discharge at two locations into the future sewer trunk line in Litchfield Road. Connections will be at Paradise Lane and Greenway Road. Wastewater flows were estimated based on the design criteria or guidelines used by the City of Phoenix, City of Tempe and Citizens Water Resources. Flows were also calculated based on a Floor Area Ratio (F.A.R.) Estimates were made for a F.A.R. of 0.5 and a F.A.R. of 1.0. As shown on the Conceptual Master Sewer Plan, line alignment 1 will consist of various size lines which collect wastewater from the upper half of the development, including the Civic Center Parcel, and discharge to the sewer in Litchfield Road at Paradise Lane. Line alignment 2 consists of various size lines that will collect the flows from the lower half of the property and discharge to the trunk line at Greenway Road. Based on the initial concept the pipes connecting to the interception sewer along Litchfield Road will be sized to accommodate an F.A.R. of 0.5. Corridors will be maintained to allow additional pipes to be installed in the future if the demand requires the additional pipes.

The collection system will be designed basically following the existing landform and gravity flow to the locations of discharge. Sewer capacity shall be adequate to handle the anticipated maximum hourly quantity of sewage with adequate allowance for infiltration and other extraneous flow per the City of Surprise requirements. All sewers shall be designed to give mean velocities, when flowing full, of not less than 2.0 feet per second. All velocity and flow calculations shall be based on the Manning Formula using a roughness coefficient of 0.013. Generally, all sewer trunk lines will be designed with a minimum cover of 8 feet.

Recommendations

CMX will coordinate with RT Engineers International regarding the wastewater flows generated from this site and the capacity of the sewer trunk line being designed. Since the final discharge locations for this site have not been determined, it is recommended that, in addition to the discharger, lines as noted above, manholes along the interceptor line be properly located at each intersection of a site access road with Litchfield Road and provided with stub outs for future connections to this site.

STORM DRAIN SYSTEM

Existing Condition

Offsite Drainage

Topography in the vicinity of the site generally falls from the northwest to the southwest. Development north of Bell Road (Kingswood Park and Sun Village) directs the offsite flows through the developments and a series of retention basins and lakes to Bell Road and Litchfield Road. Engineering and Environmental consultants are currently performing a Master Drainage Study for a 24-square mile area including the site and the offsite development impacting the site.

In the draft of the study, the consultants have identified the quantity of water which may impact the site. The study indicates a very significant quantity flowing east along Bell Road and combining with a flow from the north on Litchfield Road. These two flows are shown combined and flowing south along Litchfield Road.

Onsite Drainage

The site topography gently slopes (0.5%) from the northwest corner to the southeast corner. The aerial photo and topography identified four minor washes traversing the site. (Please refer to Topographic Map, Appendix Exhibit "C"). These natural washes were interrupted many years ago when the airfield was constructed on the site. It appears from the vegetation that the existing drainage was not re-routed, but rather ponded adjacent to the raised runway or flowed along a swale at the edge of the runways.

Proposed Drainage

The proposed drainage system will address both the offsite and onsite drainage. The offsite drainage impacting the site will be directed along Bullard Avenue, Bell Road and Litchfield Road. A drainage easement may be required on these roads in addition to right-of-way dedications to carry these offsite flows. The Master Drainage Report will review all existing drainage reports from the developments adjacent to the site (Kingswood Park, Sun Village, The Orchards, WestPoint Towne Center and the Golden Triangle) to determine the size of channels and easements that may be required.

All onsite design will be completed with onsite retention meeting the City of Surprise requirements. Where the proposed grading allows, the retention basins will be sized to accommodate large parcels as opposed to small individual basins for each development. Within the City Center, the use of freeboard above proposed lakes, recreation fields, and open space areas will be utilized for retention to provide combined uses and a more efficient land use. The retention basins will be sized to retain the 100 year, 2 hours frequency storm and will be emptied within 36 hours. The use of drywells in the retention basins will assure the basins have a positive outfall and can also function as part of a groundwater recharge system. Each basin will be designed with an overflow for all storms greater than the retention volume. The site grading will be established so the overflow is directed through the street system to an outfall near the southeast corner of the site (Litchfield Road/Greenway Road Intersection).

REUSE SYSTEM

Existing System

Existing reuse systems are not readily available adjacent to the site. The Maricopa Water District (M.W.D.) facility ends one-half mile west of Bullard Avenue along the south side of Bell Road. There is also a source of reclaimed water at the Litchfield Road Treatment Plant less the one-half mile north of Bell Road. This treatment plant is currently providing reuse water for the Sun Village Golf Course.

Proposed System

Initial stages of the development (the Civic Center) will most likely use one of the two existing sources of reuse water as indicated above. A detailed Reuse Master Plan will be prepared which will identify the details for each of the options.

The ultimate source of reuse water for the Surprise Center PAD will be from the proposed Wastewater Treatment Plant. The Master Plan to be proposed will address pipe sizes, which will be required to supply the reuse water for the build-out of the development. It will also address the possibility of utilizing open space and landscape areas as part of a recharge system.

LEGAL DESCRIPTION FOR SURPRISE CENTER, SURPRISE ARIZONA

That portion of Section 4, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northwest corner of said section 4;

Thence south 89 degrees 22 minutes 39 east, a distance of 2638.98 feet, along the north line of said Northwest quarter of section 4, to the North quarter corner of said Section 4;

Thence south 89 degrees 23 minutes 04 seconds east, a distance of 2638.64 feet, along the north line of the Northeast quarter of said Section 4, to the Northeast corner of said Section 4;

Thence south 00 degrees 13 minutes 27 seconds west, a distance of 2777.12 feet, along the east line of the Northeast quarter of said Section 4, to the East quarter corner of said Section 4;

Thence south 00 degrees 13 minutes 59 seconds west, a distance of 2647.91 feet, along the east line of the Southeast quarter of said Section 4, to the Southeast corner of said Section 4;

Thence north 89 degrees 09 minutes 40 seconds west, a distance of 2637.51 feet, along the south line of the Southeast quarter of said Section 4, to the South quarter corner of said Section 4;

Thence north 89 degrees 09 minutes 02 seconds west, a distance of 2636.03 feet, along the south line of the Southwest quarter of said Section 4, to the Southwest corner of said Section 4;

Thence north 00 degrees 11 minutes 00 seconds east, a distance of 2702.16 feet, along the west line of the Southwest quarter of said Section 4, to the West quarter corner of said Section 4;

Thence north 00 degrees 11 minutes 00 seconds east, a distance of 2702.17 feet, along the west line of the Northwest quarter of said Section 4, to the Northwest corner of said Section 4, and to the **POINT OF BEGINNING**.

Said parcel contains 28,565,092.0062 square feet, or 655.7642 acres, less the following two exceptions.

EXCEPTION 1

A portion of land inside the previously described Surprise Center parcel to be dedicated as rights of ways for Bell Road, Litchfield Road, and Greenway Road. This parcel is to hereby be known as **TRACT A**, and more particularly described as follows.

Beginning at the Northwest corner of said Section 4;

Thence south 89 degrees 22 minutes 39 seconds east, a distance of 2638.98 feet, along the north line of the Northwest quarter of said Section 4, to the North quarter corner of said Section 4;

Thence south 89 degrees 23 minutes 04 seconds east, a distance of 2638.64 feet, along the north line of the Northeast quarter of said Section 4, to the Northeast corner of said Section 4;

Thence south 00 degrees 13 minutes 27 seconds west, a distance of 2777.12 feet, along the east line of the Northeast quarter of said Section 4, to the East quarter corner of said Section 4;

Thence south 00 degrees 13 minutes 59 seconds west, a distance of 2647.91 feet, along the east line of the southeast quarter of section 4, to the southeast corner of section 4;

Thence north 89 degrees 09 minutes 40 seconds west, a distance of 2637.51 feet, along the south line of the Southeast quarter of said Section 4, to the South quarter corner of said Section 4;

Thence north 89 degrees 09 minutes 02 seconds west, a distance of 2636.03 feet, along the south line of the Southwest quarter of said Section 4;

Thence north 00 degrees 11 minutes 00 seconds east, a distance of 55.00 feet, along the west line of the Southwest quarter of said Section 4, to the West quarter corner of said Section 4;

Thence south 89 degrees 09 minutes 02 seconds east, a distance of 2636.06 feet, along said north right of way line of Greenway Road;

Thence south 89 degrees 09 minutes 40 seconds east, a distance of 2582.53 feet, along said north right of way line of Greenway Road, to a point on the west right of way line of Litchfield Road;

Thence north 00 degrees 13 minutes 59 seconds east, a distance of 2593.48 feet, along said west right of way of Litchfield Road;

Thence continuing north 00 degrees 13 minutes 27 seconds east, a distance of 2711.34 feet, along said west right of way line of Litchfield Road, to a point on the south right of way line of Bell Road;

Thence north 89 degrees 23 minutes 04 seconds west, a distance of 2583.62 feet, along said south right of way line of Bell Road;

Thence north 89 degrees 22 minutes 39 seconds west, a distance of 2638.94 feet, along said south right of way of Bell Road, to a point on the west line of the Northwest quarter of said Section 4;

Thence north 00 degrees 11 minutes 00 seconds east, a distance of 65.00 feet, along said west line of the Northwest quarter to the Northwest corner of said Section 4, and to the **POINT OF BEGINNING**.

Exception 1, known as TRACT A contains 924,840.2383 square feet, or 21.2314 acres.

EXCEPTION 2

A portion of land inside the SURPRISE CENTER parcel, owned by the City of Surprise, and hereby to be known as the **CIVIC CENTER**, more particularly described as follows.

Commencing at the northwest corner of said section 4;

Thence south 89 degrees 22 minutes 39 seconds east, a distance of 2638.98 feet, along the North line of the Northwest quarter of said Section 4, to the North quarter corner of said Section 4;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 65.00 feet, along the north-south mid section line of said Section 4, to a point on the south right of way line of Bell Road, and to the **POINT OF BEGINNING**;

Thence south 89 degrees 23 minutes 04 seconds east, a distance of 75.00 feet, along said south right of way line of Bell Road;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 527.37 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 50.00 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 250.00 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 50.00 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 1260.09 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 975.00 feet to the beginning of a tangent curve concave to the south, whose center bears south 00 degrees 12 minutes 57 seconds west, a distance of 50.00 feet;

Thence southeasterly, along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 78.54 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 587.54 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 1483.16 feet, to a point on the west right of way line of Litchfield Road;

Thence south 00 degrees 13 minutes 27 seconds west, a distance of 53.83 feet, along said west right of way line of Litchfield Road;

Thence south 00 degrees 13 minutes 59 seconds west, a distance of 56.17 feet, along said west right of way line of Litchfield Road;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 1483.14 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 1225.96 feet to the beginning of a tangent curve concave to the west, whose center bears north 89 degrees 47 minutes 03 seconds west, a distance of 50.00 feet;

Thence southwesterly, along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 78.54 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 995.00 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 300.00 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 110.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 300.00 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 995.00 feet to the beginning of a tangent curve concave to the north, whose center bears north 00 degrees 12 minutes 57 seconds east, a distance of 50.00 feet;

Thence northwesterly, along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 78.54 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 1225.96 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 300.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 110.00 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 300.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 587.54 feet to the beginning of a tangent curve concave to the east, whose center bears south 89 degrees 47 minutes 03 seconds east, a distance of 50.00 feet;

Thence northeasterly, along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 78.54 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 975.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 1260.09 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 50.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 250.00 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 50.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 528.43 feet, to a point on the south right of way line of Bell Road;

Thence south 89 degrees 22 minutes 39 seconds east, a distance of 75.00 feet, along said right of way line of Bell road, to the **POINT OF BEGINNING**.

Exception 2, known as the Civic Center contains 5,009,412.2325 square feet, or 115.0002 acres.

The net parcel, known as the **SURPRISE CENTER** contains 22,630,839.5354 square feet, or 519.5326 acres.

SURPRISE CENTER - LANDSCAPE PALETTE

TREES

<i>Botanical Name</i>		<i>Common Name</i>
Genus	Species	Common Name
- <i>Acacia</i>	<i>spp.</i>	Acacia, Wattle
* <i>Acacia</i>	<i>abyssinica</i>	Abyssinian Acacia
* <i>Acacia</i>	<i>aneura</i>	Mulga
* <i>Acacia</i>	<i>farnesiana (smallii, minuta)</i>	Sweet Acacia
* <i>Acacia</i>	<i>greggii</i>	Catclaw Acacia
* <i>Acacia</i>	<i>salicina</i>	Willow-leaf Acacia
* <i>Acacia</i>	<i>schaffneri</i>	Twisted Acacia
* <i>Acacia</i>	<i>stenophylla</i>	Shoestring Acacia
* <i>Acacia</i>	<i>willardiana</i>	Palo Blanco
- <i>Bauhinia</i>	<i>congesta</i>	Anacacho Orchid Tree
- <i>Brahea</i>	<i>spp.</i>	Fan Palm
* <i>Brahea</i>	<i>armata</i>	Mexican Blue Palm
* <i>Brahea</i>	<i>edulis</i>	Guadalupe Palm
- <i>Butia</i>	<i>capitata</i>	Jelly Palm
- <i>Caesalpinia</i>	<i>spp.</i>	Bird-of-Paradise
* <i>Caesalpinia</i>	<i>cacalaco</i>	Cascalote
- <i>Celtis</i>	<i>reticulata</i>	Western Hackberry
- <i>Ceratonia</i>	<i>siliqua</i>	St. John's Bread Tree, Carob Tree
- <i>Cercidium</i>	<i>spp.</i>	Palo Verde
* <i>Cercidium</i>	<i>floridum</i>	Blue Palo Verde
<i>Cercidium</i>	<i>hybrid 'Desert Museum'</i>	Desert Museum Palo Verde
* <i>Cercidium</i>	<i>microphyllum</i>	Foothill Palo Verde
* <i>Cercidium</i>	<i>praecox</i>	Sonoran Palo Verde, Palo Brea
- <i>Cercis</i>	<i>canadensis var. mexicana</i>	Mexican Redbud
- <i>Cercis</i>	<i>canadensis var. texensis</i>	Texas Redbud
- <i>Chamaerops</i>	<i>humilis (Castela emoryi)</i>	Mediterranean Fan Palm
- <i>Chilopsis</i>	<i>linearis</i>	Desert-willow
- <i>Chitalpa</i>	<i>tashkentensis</i>	Chitalpa
- <i>Cupressus</i>	<i>arizonica</i>	Arizona Cypress
- <i>Cupressus</i>	<i>sempervirens</i>	Italian Cypress
- <i>Dalbergia</i>	<i>sissoo</i>	Sissoo Tree
- <i>Eucalyptus</i>	<i>spp.</i>	Eucalyptus
* <i>Eucalyptus</i>	<i>erythrocorys</i>	Red Cap Gum
* <i>Eucalyptus</i>	<i>leucoxylon</i>	White Ironbark
* <i>Eucalyptus</i>	<i>microtheca</i>	Coolibah
* <i>Eucalyptus</i>	<i>papuana</i>	Ghost Gum
<i>Ficus</i>	<i>microcarpa</i>	Indian Loral Fig
<i>Ficus</i>	<i>spp.</i>	Ficus Indian Loral Fig
<i>Fraxinus</i>	<i>velutina 'Rio Grane'</i>	Fan-Tex Ash
- <i>Gleditsia</i>	<i>triacanthos</i>	Honey Locust
<i>Jacaranda</i>	<i>mimosifolia</i>	Jacaranda
* <i>Lysiloma</i>	<i>candida</i>	Palo Blanco

* <i>Lysiloma</i>	<i>microphylla</i> var. <i>thornberi</i>	Desert Fern
- <i>Olea</i>	<i>europaea</i>	Olive
- <i>Olneya</i>	<i>tesota</i>	Ironwood
- <i>Phoenix</i>	<i>canariensis</i>	Canary Island Date Palm
- <i>Phoenix</i>	<i>dactylifera</i>	Date Palm
- <i>Pinus</i>	<i>canariensis</i>	Canary Island Pine
- <i>Pinus</i>	<i>eldarica</i>	Afghan Pine
- <i>Pinus</i>	<i>halepensis</i>	Aleppo Pine
- <i>Pinus</i>	<i>pinea</i>	Italian Stone Pine
- <i>Pinus</i>	<i>roxburghii</i>	Chir Pine
- <i>Pistacia</i>	<i>spp.</i>	Pistachio
* <i>Pistacia</i>	<i>atlantica</i>	Mt. Atlas Pistache
* <i>Pistacia</i>	<i>chinensis</i>	Chinese Pistache
- <i>Pithecellobium</i>	<i>spp.</i>	Ebony
* <i>Pithecellobium</i>	<i>flexicaule</i>	Texas Ebony
* <i>Pithecellobium</i>	<i>mexicanum</i>	Palo Chino
- <i>Pittosporum</i>	<i>phillyraeoides</i>	Willow Pittosporum
- <i>Prosopis</i>	<i>spp.</i>	Mesquite
* <i>Prosopis</i>	<i>alba</i>	Argentine Mesquite
* <i>Prosopis</i>	<i>chilensis</i>	Chilean Mesquite
* <i>Prosopis</i>	<i>glandulosa</i> var. <i>torreyana</i>	Texas Honey Mesquite
* <i>Prosopis</i>	<i>pubescens</i>	Screwbean Mesquite
* <i>Prosopis</i>	<i>velutina</i> (juliflora)	Velvet Mesquite
- <i>Quercus</i>	<i>spp.</i>	Oak
* <i>Quercus</i>	<i>virginiana</i>	Southern Live Oak
- <i>Rhus</i>	<i>lancea</i>	African Sumac
- <i>Salix</i>	<i>babylonica</i>	Weeping Willow
- <i>Schinus</i>	<i>terebinthifolius</i>	Brazilian Pepper Tree
- <i>Schinus</i>	<i>molle</i>	California Pepper Tree
- <i>Sophora</i>	<i>secundiflora</i>	Texas Mountain-laurel, Mescal Bean
- <i>Tipuana</i>	<i>tipu</i>	Tipu Tree
- <i>Ulmus</i>	<i>parvifolia</i> cv. 'Sempervirens'	Evergreen Elm
- <i>Vitex</i>	<i>agnus-castus</i>	Chaste Tree
- <i>Washingtonia</i>	<i>spp.</i>	Desert Fan Palm
* <i>Washingtonia</i>	<i>filifera</i>	California Fan Palm
* <i>Washingtonia</i>	<i>robusta</i>	Mexican Fan Palm
- <i>Ziziphus</i>	<i>jujuba</i>	Chinese Jujube

SHRUBS

Botanical Name		Common Name
Genus	Species	Common Name
- <i>Abutilon</i>	<i>palmeri</i>	Superstition Mallow
- <i>Anisacanthus</i>	<i>spp.</i>	Desert Honeysuckle
* <i>Anisacanthus</i>	<i>andersonii</i>	Anderson's Honeysuckle
* <i>Anisacanthus</i>	<i>quadrifidus</i>	Flame Honeysuckle
* <i>Anisacanthus</i>	<i>thurberi</i>	Desert Honeysuckle
- <i>Bauhinia</i>	<i>congesta (lunarioides)</i>	Anacacho
- <i>Bauhinia</i>	<i>macarantnera</i>	Orchid Tree
- <i>Bauhinia</i>	<i>ramosissima</i>	Orchid Tree
- <i>Berberis</i>	<i>trifoliolata</i>	Agarita
- <i>Caesalpinia</i>	<i>spp.</i>	Bird-of-Paradise
* <i>Caesalpinia</i>	<i>gilliesii</i>	Desert Bird of Paradise
* <i>Caesalpinia</i>	<i>mexicana</i>	Red Bird of Paradise
* <i>Caesalpinia</i>	<i>pulcherrima</i>	Mexican Bird of Paradise
- <i>Calliandra</i>	<i>californica</i>	Baja Red Fairy Duster
- <i>Calliandra</i>	<i>eriophylla</i>	Pink Fairy Duster
- <i>Calliandra</i>	<i>peninsularis</i>	Fairy Duster
- <i>Callistemon</i>	<i>citrinus</i>	Lemon Bottlebrush
- <i>Callistemon</i>	<i>phoeniceus</i>	Salt Resistant Bottlebrush
- <i>Callistemon</i>	<i>viminalis cv. 'Captain Cook'</i>	Dwarf Bottlebrush
- <i>Cassia (Senna)</i>	<i>spp.</i>	Cassia
* <i>Cassia (Senna)</i>	<i>artemisioides</i>	Feathery Cassia
* <i>Cassia (Senna)</i>	<i>biflora</i>	Twin Flower Cassia
* <i>Cassia (Senna)</i>	<i>nemophila</i>	Desert Cassia
* <i>Cassia (Senna)</i>	<i>phyllodinea</i>	Silver-leaf Cassia
* <i>Cassia (Senna)</i>	<i>wislizenii</i>	Shrubby Cassia
- <i>Celtis</i>	<i>pallida</i>	Desert Hackberry
- <i>Chrysactinia</i>	<i>mexicana</i>	Damianita
- <i>Chrysothamnus</i>	<i>nauseosus</i>	Rabbit Brush
- <i>Convolvulus</i>	<i>cneorum</i>	Bush Morning Glory, Silverbush
- <i>Cordia</i>	<i>parvifolia</i>	Little Leaf Cordia
- <i>Dalea</i>	<i>spp.</i>	Smoketree, Indigo Bush
* <i>Dalea</i>	<i>bicolor var. argyrea</i>	Silver Dalea
* <i>Dalea</i>	<i>frutescens</i>	Black Dalea
* <i>Dalea</i>	<i>pulchra</i>	Indigo Bush
* <i>Dalea</i>	<i>versicolor var. sessilis</i>	Wislizenus Dalea
- <i>Dodonaea</i>	<i>viscosa</i>	Hopbush
* <i>Encelia</i>	<i>farinosa</i>	Brittle Bush
- <i>Ephedra</i>	<i>spp.</i>	Mormon-tea
* <i>Ephedra</i>	<i>nevadensis var. aspera</i>	Boundary Ephedra
* <i>Ephedra</i>	<i>trifurca</i>	Mormon Tea
- <i>Jasminum</i>	<i>ssp.</i>	Primrose Jasmine
- <i>Juniperus</i>	<i>chinensis varieties</i>	Juniper
- <i>Justicia</i>	<i>spp.</i>	Mexican Honeysuckle, Chuparosa
* <i>Justicia</i>	<i>californica</i>	Chuparosa
* <i>Justicia</i>	<i>candicans (ovata)</i>	Red Justicia
* <i>Justicia</i>	<i>sonorae</i>	Palm Canyon Justicia
* <i>Justicia</i>	<i>spicigera</i>	Mexican Honeysuckle

- <i>Lantana</i>	<i>spp.</i>	Lantana
- <i>Larrea</i>	<i>tridentata</i>	Creosote Bush
- <i>Leucophyllum</i>	<i>spp.</i>	Texas Sage, Texas Ranger
* <i>Leucophyllum</i>	<i>candidum</i>	Silver Sage (cv. 'Silver Cloud', 'Thunder Cloud')
* <i>Leucophyllum</i>	<i>frutescens</i>	Texas Sage (cv. 'Green Cloud', 'White Cloud', 'Compacta')
* <i>Leucophyllum</i>	<i>laevigatum</i>	Chihuahuan Sage
* <i>Leucophyllum</i>	<i>langmanniae</i>	Sierra Madre Sage
* <i>Leucophyllum</i>	<i>pruinsum</i>	Fragrant Sage
* <i>Leucophyllum</i>	<i>zygophyllum</i>	Blue Ranger
* <i>Lycium</i>	<i>brevipes</i>	Frutilla
- <i>Melaleuca</i>	<i>spp.</i>	Australian Myrtle
- <i>Myrtus</i>	<i>communis</i>	Myrtle
- <i>Myrtus</i>	<i>communis 'boetica'</i>	Twisted Desert Myrtle
- <i>Nandina</i>	<i>domestica</i>	Heavenly-bamboo
- <i>Nerium</i>	<i>oleander varieties</i>	Oleander
- <i>Nerium</i>	<i>oleander 'Petite Pink'</i>	Dwarf Oleander "Petite Pink"
- <i>Punica</i>	<i>granatum varieties</i>	Pomegranate
- <i>Pyracantha</i>	<i>spp.</i>	Pyracantha, Fire-thorn
* <i>Pyracantha</i>	<i>coccinea</i>	Firethorn
- <i>Rhus</i>	<i>choriophylla</i>	Mearns Sumac
- <i>Rhus</i>	<i>microphylla</i>	Desert Sumac
- <i>Rhus</i>	<i>ovata</i>	Sugarbush
- <i>Rhus</i>	<i>trilobata</i>	Skunkbush
- <i>Rhus</i>	<i>virens</i>	Evergreen Sumac
- <i>Rosmarinus</i>	<i>officinalis</i>	Bush Rosemary
- <i>Ruellia</i>	<i>spp.</i>	Ruellia
- <i>Ruellia</i>	<i>peninsularis</i>	Baja Ruellia
- <i>Salvia</i>	<i>spp</i>	Sage
* <i>Salvia</i>	<i>chamaedryoides</i>	Blue Sage
* <i>Salvia</i>	<i>clevelandii</i>	Chapparal Sage
* <i>Salvia</i>	<i>dorrii</i>	Desert Sage
* <i>Salvia</i>	<i>greggii</i>	Autumn Sage
* <i>Salvia</i>	<i>leucantha</i>	Mexican Bush Sage
* <i>Salvia</i>	<i>leucophylla</i>	Purple Sage
- <i>Simmondsia</i>	<i>chinensis</i>	Jojoba
- <i>Tecoma</i>	<i>spp.</i>	Tacoma
- <i>Tecoma</i>	<i>stans 'stans'</i>	Arizona Yellowbells
- <i>Tecomaria</i>	<i>capensis</i>	Cape Honeysuckle

GROUND COVERS

<i>Botanical Name</i>		Common Name
Genus	Species	Common Name
- <i>Acacia</i>	<i>spp.</i>	Acacia
* <i>Acacia</i>	<i>redolens</i>	Trailing Acacia (cv. 'Desert Carpet')
- <i>Asparagus</i>	<i>densiflorus</i> cv. 'Sprengeri'	Sprenger Asparagus
* <i>Baccharis</i>	cv. 'Centennial'	Centennial Baccharis
- <i>Convolvulus</i>	<i>mauritanicus</i>	Ground Morning Glory
- <i>Dalea</i>	<i>spp.</i>	Indigo Bush
* <i>Dalea</i>	<i>greggii</i>	Trailing Dalea
- <i>Eschscholzia</i>	<i>mexicana</i>	Mexican Gold Poppy
- <i>Gazania</i>	<i>spp.</i>	Gazania
* <i>Gazania</i>	<i>rigens</i>	Trailing Gazania
- <i>Lantana</i>	<i>spp.</i>	Lantana
<i>Lantana</i>	<i>camara</i>	Trailing Yellow Lantana
<i>Lantana</i>	<i>montevidensis</i>	Trailing Purple Lantana
- <i>Myoporum</i>	<i>parvifolium</i>	Myoporum Green
- <i>Oenothera</i>	<i>speciosa</i> (berlandieri)	Mexican Evening Primrose
- <i>Oenothera</i>	<i>stubbei</i>	Saltillo Primrose
- <i>Rosmarinus</i>	<i>officinalis</i> cv. 'Prostratus'	Prostrate Rosemary
- <i>Salvia</i>	<i>chamaedryoides</i>	Blue Sage
- <i>Salvia</i>	<i>farinacea</i>	Mealy Cup Sage
- <i>Verbena</i>	<i>spp.</i>	Verbena
- <i>Verbena</i>	<i>bipinnatifida</i>	Verbena
- <i>Verbena</i>	<i>peruviana</i>	Peruvian Verbena
<i>Verbena</i>	<i>pulchella</i>	Rock Verbena
- <i>Verbena</i>	<i>rigida</i>	Sandpaper Verbena
- <i>Verbena</i>	<i>tenera</i>	Moss Verbena

VINES

<i>Botanical Name</i>		<i>Common Name</i>
Genus	Species	Common Name
- <i>Antigonon</i>	<i>leptopus</i>	Coral Vine, Queen's Wreath
- <i>Bougainvillea</i>	<i>spp.</i>	Bougainvillea
<i>Bougainvillea</i>	<i>sp. 'Barbara Karst'</i>	Barbara Karst Bougainvillea
* <i>Bougainvillea</i>	<i>spectabilis (brasiliensis)</i>	Bougainvillea
- <i>Callaeum</i>	<i>macropterum (Mascagnia macroptera)</i>	Yellow Orchid Vine
- <i>Campsis</i>	<i>radicans</i>	Common Trumpet Creeper
- <i>Cissus</i>	<i>trifoliata</i>	Grape Ivy
- <i>Macfadyena</i>	<i>unguis - cati</i>	Cat's Claw
- <i>Mascagnia</i>	<i>lilacina</i>	Purple Mascagnia
- <i>Maurandya</i>	<i>antirrhiniflora</i>	Snapdragon Vine
- <i>Maurandya</i>	<i>wislizeni</i>	Snapdragon Vine
- <i>Merremia</i>	<i>aurea</i>	Yellow Morning Glory Vine
- <i>Podranea</i>	<i>ricasoliana</i>	Pink Trumpet Vine
- <i>Rhynchosia</i>	<i>texana</i>	Rosary Bead Vine
- <i>Rosa</i>	<i>banksiae</i>	Lady Bank's Rose
- <i>Solanum</i>	<i>jasminoides</i>	Potato Vine

GRASSES

<i>Botanical Name</i>		<i>Common Name</i>
Genus	Species	Common Name
- <i>Aristida</i>	<i>purpurea</i>	Purple Three-awn
- <i>Bouteloua</i>	<i>aristidoides</i>	Six-weeks Grama
- <i>Bouteloua</i>	<i>curtipendula</i>	Side Oats Grama
- <i>Bouteloua</i>	<i>gracilis</i>	Blue Grama
- <i>Erioneuron</i>	<i>pulchellum</i>	Fluffgrass
- <i>Hilaria</i>	<i>rigida</i>	Big Galleta
- <i>Muhlenbergia</i>	<i>capillaris</i>	Gulf Muhly
- <i>Muhlenbergia</i>	<i>dumosa</i>	Giant Muhly
- <i>Muhlenbergia</i>	<i>emersleyi</i>	Bull Grass
- <i>Muhlenbergia</i>	<i>lindheimeri</i>	Lindheimer Muhly
- <i>Muhlenbergia</i>	<i>porteri</i>	Bush Muhly
- <i>Muhlenbergia</i>	<i>rigens</i>	Deer Muhly
- <i>Pennisetum</i>	<i>setaceum</i> cv. 'Cupreum'	Purple Fountain Grass
- <i>Schismus</i>	<i>barbatus</i>	Mediterranean Grass
- <i>Setaria</i>	<i>macrostachya</i>	Plains Bristlegrass
- <i>Sporobolus</i>	<i>cryptandrus</i>	Sand Dropseed
- <i>Trichachne</i>	<i>californica</i>	Cotton top

SUCCULENTS/ACCENTS

<i>Botanical Name</i>		<i>Common Name</i>
Genus	Species	Common Name
- <i>Agave</i>	<i>spp.</i>	Century Plant, Agave
* <i>Agave</i>	<i>americana</i>	Century Plant
* <i>Agave</i>	<i>colorata</i>	Mescal Ceniza
* <i>Agave</i>	<i>murpheyi</i>	Murphy's Agave
* <i>Agave</i>	<i>parryi</i>	Parry's Agave
* <i>Agave</i>	<i>victoriae-reginae</i>	Royal Agave
<i>Agave</i>	<i>vilmoriniana</i>	Octopus Agave
* <i>Agave</i>	<i>weberi</i>	Smooth Edged Agave
- <i>Aloe</i>	<i>spp.</i>	Aloe
* <i>Aloe</i>	<i>barbadensis (vera)</i>	Medicinal Aloe
* <i>Aloe</i>	<i>ferox</i>	Tree Aloe
* <i>Aloe</i>	<i>marlothii</i>	
* <i>Aloe</i>	<i>saponaria</i>	Tiger Aloe
* <i>Aloe</i>	<i>striata</i>	Coral Aloe
- <i>Bulbine</i>	<i>frutescens</i>	Bulbine
* <i>Carnegiea</i>	<i>gigantea</i>	Saguaro
* <i>Carpobrotus</i>	<i>chilensis</i>	Ice Plant
* <i>Carpobrotus</i>	<i>edulis</i>	Hottentot Fig
* <i>Cephalophyllum</i>	<i>cv. 'Red Spike'</i>	Red Spike Ice Plant
* <i>Cereus</i>	<i>hildmannianus</i>	Hildmann's Cereus
- <i>Dasyllirion</i>	<i>spp.</i>	Desert Spoon
* <i>Dasyllirion</i>	<i>acrotriche</i>	Green Desert Spoon
* <i>Dasyllirion</i>	<i>wheeleri</i>	Sotol, Desert Spoon
* <i>Drosanthemum</i>	<i>speciosum</i>	Dewflower
* <i>Echinocactus</i>	<i>engelmannii</i>	Engelmann's Hedgehog
* <i>Echinocereus</i>	<i>grusonii</i>	Golden Barrel
* <i>Ferocactus</i>	<i>acanthodes</i>	Compass Barrel
* <i>Ferocactus</i>	<i>wislizenii</i>	Fishhook Barrel
- <i>Fouquieria</i>	<i>spp.</i>	Ocotillo
* <i>Fouquieria</i>	<i>splendens</i>	Ocotillo
- <i>Hesperaloe</i>	<i>spp.</i>	Hesperaloe
* <i>Hesperaloe</i>	<i>parviflora</i>	Red Hesperaloe
* <i>Malephora</i>	<i>crocea</i>	Ice Plant
- <i>Manfreda</i>	<i>maculosa</i>	Common Ice Plant
- <i>Nolina</i>	<i>spp.</i>	Bear-grass
* <i>Nolina</i>	<i>matapensis</i>	Tree Bear Grass
* <i>Nolina</i>	<i>microcarpa</i>	Bear Grass
<i>Opuntia</i>	<i>spp.</i>	Prickly Pear
* <i>Opuntia</i>	<i>acanthocarpa</i>	Buckhorn Cholla
* <i>Opuntia</i>	<i>basilaris</i>	Beavertail Prickly Pear
* <i>Opuntia</i>	<i>bigelovii</i>	Teddy Bear Cholla
* <i>Opuntia</i>	<i>engelmannii</i>	Desert Prickly Pear
* <i>Opuntia</i>	<i>ficus-indica</i>	Indian Fig
* <i>Opuntia</i>	<i>violacea</i>	Purple Prickly Pear
* <i>Pachycereus</i>	<i>marginatus</i>	Mexican Organ Pipe
* <i>Stenocereus</i>	<i>thurberi</i>	Arizona Organ Pipe
* <i>Trichocereus</i>	<i>candicans</i>	Argentine Trichocereus
- <i>Yucca</i>	<i>spp.</i>	Yucca

* <i>Yucca</i>	<i>aloifolia</i>	Spanish Bayonet
* <i>Yucca</i>	<i>baccata</i>	Banana Yucca
* <i>Yucca</i>	<i>brevifolia</i>	Joshua Tree
* <i>Yucca</i>	<i>elata</i>	Soaptree Yucca
* <i>Yucca</i>	<i>rigida</i>	Blue Yucca
* <i>Yucca</i>	<i>rostrata</i>	Beaked Yucca

ANNUAL WILDFLOWERS

<i>Botanical Name</i>		Common Name
Genus	Species	Common Name
* Abronia	villosa	Sand-verbena
* Argemone	pleiacantha	Prickly-poppy
* Camissonia	cardiophylla	Heart-leaved Primrose
* Camissonia	brevipes	Yellow Cups
* Catharanthus	roseus	Madagascar Periwinkle
* Centaurea	rothrockii	Basket Flower
* Cirsium	neomexicanum	Thistle
* Clarkia	amoena	Farewell-to-Spring
* Collinsia	heterophylla	Chinese-houses
- Cosmos	bipinnatus	
- Cosmos	parviflorus	
* Cosmos	spp.	Cosmos
- Cosmos	sulphureus	Yellow Cosmos
- Dimorphotheca	sinuata	African Daisy
* Dimorphotheca	spp.	African Daisy
* Eriastrum	diffusum	Prickly Stars
* Eriophyllum	lanosum	Woolly Daisy
* Eriophyllum	wallacei	Woolly Daisy
* Eschscholzia	californica	California Poppy
* Euphorbia	heterophylla	Painted Spurge
* Gaillardia	pulchella	Fire Wheel, Blanket Flower
* Geraea	canescens	Desert Sunflower
* Gomphrena	globosa	Globe Amaranth
* Helianthus	annuus	Wild Sunflower
* Helichrysum bracteatum		Everlasting Daisy
* Helipterum	spp.	Helipterum
- Helipterum	roseum	Pink Everlasting
* Ipomoea	cristulata	Morning Glory
* Ipomoea	leptotoma	Morning Glory
* Kallstroemia	grandiflora	Arizona poppy
* Lasthenia	chrysostoma	(<i>Baeria chrysostoma</i>) Goldfield
* Layia	platyglossa	
* Lesquerella	gordonii	Yellow Blanket
- Linaria	maroccana	Toadflax
- Linaria	pinnifolia	Toadflax
* Linaria	spp.	Toadflax
- Linaria	texana	Toadflax
* Linum	grandiflorum cv. 'Rubrum'	Red Flax
* Lupinus	arizonicus	Arizona Lupine
* Lupinus	densiflorus	Lupine
* Lupinus	sparsiflorus	Desert Lupine
* Lupinus	succulentus	Arroyo Lupine
* Machaeranthera	canescens (Aster bigelovii)	Blue Aster
* Machaeranthera	tanacetifolia (Aster)	Purple Aster, Tahoka Daisy
* Matricaria	grandiflora	Pineapple Weed
* Matthiola	longipetala cv. 'Bicornis'	Evening Scented Stock Birdcage
- Mentzelia	involuta	Morning Stars
- Mentzelia	lindleyi	Blazing Stars

ANNUAL WILDFLOWERS

<i>Botanical Name</i>	<i>Common Name</i>
* Mentzelia spp.	Blazing Star
* Mimulus bigelovii	Bigelow's Monkeyflower
* Mohavea confertiflora	Ghost Flower
* Monarda austromontana	Bee Balm
* Monoptilon bellioides	Belly Flower
* Nama demissum	Purple Mat
* Nama hispidum	Purple Mat
* Nemophila maculata	Five Spot
* Nemophila menziesii	Baby Blue Eyes
* Oenothera deltoides	Evening Primrose
* Oenothera primiveris	Evening Primrose
* Orthocarpus purpurascens	Owl's Clover
* Papaver rhoeas	Shirley Poppy
* Pectis papposa	Chinch Weed
* Perityle emoryi	Rock Daisy
- Phacelia campanularia	California Bluebell
* Phacelia spp.	Scorpion Weed
- Phacelia tanacetifolia	Scorpion Weed
- Plantago insularis	Indian Wheat
* Plantago spp.	Indian-wheat
* Platystemon californicus	Cream Cups
* Proboscidea parviflora	Devil's Claw
* Rafinesquia neomexicana	Desert-chicory
* Salvia columbariae	Chia
* Sisymbrium ambiguum	Purple Rocket
* Solanum xanti	Solanum
* Tithonia rotundifolia	Mexican Sunflower
- Ursinia calenduliflora	
- Ursinia chrysanthemoides	
- Ursinia speciosa	
* Ursinia spp.	Ursinia
* Verbesina encelioides	Golden Crown Beard
* Viguiera annua	Golden Eye
*	Desert Coreopsis
*	Showy Blue Gilia

PERENNIAL WILDFLOWERS

Botanical Name		Common Name
Genus	Species	Common Name
* <i>Allionia</i>	<i>incarnata</i>	Trailing Windmills
* <i>Amsonia</i>	<i>palmeri</i>	Amsonia
- <i>Anigozanthos</i>	<i>flavidus</i>	Kangaroo Paw
- <i>Anigozanthos</i>	<i>manglesii</i>	Kangaroo Paw
* <i>Anigozanthos</i>	<i>spp.</i>	Kangaroo-paw
- <i>Anigozanthos</i>	<i>viridis</i>	Kangaroo Paw
* <i>Anisodonteia</i>	<i>hypomandrum</i>	African Mallow
- <i>Arctotis</i>	<i>acaulis</i>	African Daisy
* <i>Arctotis</i>	<i>spp.</i>	African Daisy
* <i>Argemone</i>	<i>munita</i>	Prickly Poppy
* <i>Argemone</i>	<i>platyceras</i>	Prickly Poppy
* <i>Bahia</i>	<i>absinthifolia</i>	Bahia
* <i>Baileya</i>	<i>multiradiata</i>	Desert Marigold
* <i>Berlandiera</i>	<i>lyrata</i>	Chocolate Flower
* <i>Castilleja</i>	<i>chromosa</i>	Indian Paintbrush
* <i>Castilleja</i>	<i>lanata</i>	Indian Paintbrush
* <i>Datura</i>	<i>inoxia</i>	Sacred Datura, Jimsonweed
* <i>Delphinium</i>	<i>amabile</i>	Larkspur
* <i>Delphinium</i>	<i>scaposum</i>	Barestem Larkspur
* <i>Dichelostemma</i>	<i>pulchellum</i>	Bluedicks
* <i>Dyssodia</i>	<i>acerosa</i>	Dyssodia
* <i>Dyssodia</i>	<i>pentachaeta</i>	Dyssodia
* <i>Erigeron</i>	<i>divergens</i>	Spreading Fleabane
* <i>Eupatorium</i>	<i>greggii</i>	Eupatorium
* <i>Evolvulus</i>	<i>arizonicus</i>	Arizona Blue Eyes
* <i>Gaura</i>	<i>lindheimeri</i>	Desert Orchid
* <i>Hesperocallis</i>	<i>undulata</i>	Ajo Lily
* <i>Hibiscus</i>	<i>coulteri</i>	Desert Rose Mallow
* <i>Hymenoxys</i>	<i>acaulis</i>	Angelita Daisy
* <i>Ipomopsis</i>	<i>longiflora</i>	Pale Blue Trumpets
* <i>Justicia</i>	<i>sonorae</i>	Sonoran Justicia
* <i>Linum</i>	<i>lewisii</i>	Blue Flax
* <i>Lotus</i>	<i>rigidus</i>	Desert Rock Pea
* <i>Machaeranthera</i>	<i>gracilis</i>	Yellow Aster
* <i>Machaeranthera</i>	<i>tortifolia</i>	Mohave Aster
* <i>Melampodium</i>	<i>leucanthum</i>	Blackfoot Daisy
* <i>Mirabilis</i>	<i>multiflora</i>	Desert Four O'Clock
* <i>Oenothera</i>	<i>caespitosa</i>	Tufted Evening Primrose
- <i>Penstemon</i>	<i>baccharifolius</i>	Rock Penstemon
- <i>Penstemon</i>	<i>barbatus</i>	Scarlet Penstemon
- <i>Penstemon</i>	<i>eatonii</i>	Firecracker Penstemon
- <i>Penstemon</i>	<i>palmeri</i>	Palmer's Penstemon
- <i>Penstemon</i>	<i>parryi</i>	Parry's Penstemon
- <i>Penstemon</i>	<i>pseudospectabilis</i>	Canyon Penstemon
- <i>Penstemon</i>	<i>spectabilis</i>	Royal Penstemon
* <i>Penstemon</i>	<i>spp.</i>	Penstemon
- <i>Penstemon</i>	<i>superbus</i>	Superb Penstemon
* <i>Proboscidea</i>	<i>altheaefolia</i>	Devil's Claw

PERENNIAL WILDFLOWERS

	<i>Botanical Name</i>	<i>Common Name</i>
*	<i>Psilostrophe cooperi</i>	Paperflower
*	<i>Psilostrophe tagetina</i>	Paperflower
*	<i>Ratibida columnaris</i>	Mexican Hat, Coneflower
*	<i>Romneya coulteri</i>	Matilija Poppy
*	<i>Senna covesii (Cassia covesii)</i>	Desert Senna
-	<i>Sphaeralcea ambigua</i>	Globe Mallow
*	<i>Sphaeralcea spp.</i>	Globe-mallow
*	<i>Stachys coccinea</i>	Red Mint, Betony
-	<i>Tagetes lucida</i>	Mexican Mint Marigold
-	<i>Tagetes palmeri (lemmoni)</i>	Mt. Lemmon Marigold
*	<i>Tagetes spp.</i>	Marigold
*	<i>Verbena gooddingii</i>	Goodding Verbena
*	<i>Zephyranthes spp.</i>	Rain Lily
-	<i>Zephyranthes candida</i>	Zephyr Flower
-	<i>Zephyranthes citrina</i>	Fairy Lily
-	<i>Zephyranthes grandiflora</i>	Rain Lily
*	<i>Zinnia acerosa</i>	Desert Zinnia
*	<i>Zinnia grandiflora</i>	Rocky Mountain Zinnia

PERMITTED LAND USES

Except as specifically defined within the City of Surprise of Surprise Zoning Ordinance dated September 1, 2000, all uses shall have their customary dictionary definitions.

I. SCDC Site

** some uses subject to deed restrictions, see below.*

Accessory buildings
Ambulatory care facility
Antique shop and store
*Apartment building**
Apparel and accessory store
Appliance repair, sales and services
Art supply stores
Assayers
Assembly halls and auditoriums
*Assisted living facility**
Athletic clubs and commercial recreation
Auctioneers' auditorium for antiques and fine arts
Auto seat covers and trim shop
Auto supply store
Automated collection center
Automobile parking lot or garage (public or private)
Automobile sales
Automobile rental and/or leasing
Automobile service center, major and/or minor
Automobile service station, with or without convenience store
Automobile washing establishments
Automobile, auto body repair
Automobile, boat or recreational vehicle sales, service and rental
Bakers and baked goods, manufacturing wholesale and storage
Bakery for on-site sales
Bank vault storage
Banks and other savings and lending institutions
Barber shop
Bars and cocktail lounges
Baths, public
Beauty parlor
Beer, ale and wine distributor, wholesale and storage
Beverages, wholesale and storage
Bicycle sales, service and repair shop
Bingo
Blood banks and blood plasma centers as accessory to a hospital
Blueprint shop
Boat repair
Bonding companies
Book and stationery store
Bookbinders, commercial
Bowling alley
Brokerage house

Building and loan associations
Building materials sales yard, including sand and gravel
Burglar alarm watching service
Bus terminals
Business and office machine sales, service and repair shop
Business signs
Business, technical or vocational schools
*Campground**
Candy and ice cream store
Candy, wholesale distribution
Car wash
Carpet, rug and furniture cleaners
Caterers
Cemetery
Chemicals and drugs, storage and distribution
Christian science reading rooms
Church
Church and parish house
Cigar and tobacco store
Cigars manufacturing, custom hand rolled
Cigars, wholesale and storage
Cleaning and dyeing outlets
Clothing and costume rental shop
Clothing, wholesale and distribution
Coffee, wholesale and storage, no roasting
Coin machines, rental and service
Collection agencies
Community center or meeting hall
Community correctional facility
Compressed natural gas retail sales, as an accessory use to automobile service stations
*Condominium**
Conference and reception center and
*Congregate care facility**
Contractors storage yard
Convenience food restaurant
Convenience store restaurants
Convenience store, with or without gas pumps
*Cooperative residential**
Costumes rentals
Custom dressmaking, furrier, millinery or tailor shop employing five persons or less
Dancing or theatrical studio
*Day care center**
Delicatessen and catering establishment
Department store
Detective agencies
Diaper supply service
Draperies, manufacturing
Dressmakers, custom
Drive-in business
*Drive-in theaters**
Driving schools, auto
Drugs, wholesale storage
Dry cleaning and laundry establishment
Dry goods and notion store
Dry goods, wholesale and storage
Egg, storage and processing

*Elderly care facility**

Electrical substation

Electronic instruments and devices, assembling and manufacturing

Employment agencies, not including day labor hiring and transportation centers

Engravers

Entertainment bureaus

Environmental remediation facility

Equipment rental or storage yard

Essential public service or utility installation

Exhibition hall

Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way

Exterminator shop

Family game center

Farming, landscaping and agricultural supplies and equipment, wholesaling and storage

Feed store

Finance companies and loan offices

Florist

*Four-family structure**

Frozen food locker

Frozen foods, wholesale storage and distribution

Furniture store

Furniture, repairing and refinishing

Furs, custom cleaning, storage

Game rooms, pool halls

Garages, public

Garden supply store

Gas regulating station

Gift shop

Golf course

Golf course, miniature

Golf driving range

Grainery, elevator storage

Greenhouse

Grocery store, (including retail markets and produce store)

*Group home**

Gymnasiums, private or commercial

Hardware, retail with or without outdoor garden display and/or sales

Hat cleaners and renovators

Health and exercise center

Health / recreation center facilities

Hemstitching

High-density residential

Hobby, stamp and coin shop

Home occupation, subject to the provisions of Section 17.32.110

Hospital service organizations

*Hospital**

*Hotel or motel**

Hunting and fishing supply store

Industrial, scientific or business research development and testing laboratories and offices

Interior decorators shop

Janitors' supplies, storage and warehouse

Jewelers, manufacturing

Jewelry and metal craft store

Laboratories, clinical and dental

Laboratories, testing and research

Laundries, collecting shops
 Laundromat, self service
 Lawn mower repair shops
 Leather goods and luggage store
 Leather goods, repairing, sales, custom or handicraft manufacturing
 Libraries
 Linen supply
 Liquor store
 Liquor, storage and wholesale
 Lithographers
 Lock and key shop
 Lockers, food storage
 Locksmiths' repair shops
 Lumber yard, provided that all goods and materials are screened from adjacent properties
 Lunch rooms
 Machinery rental
 Mail order catalog store
 Manufactured housing subdivision
 Manufacturing of brick and all clay, cinder, concrete, synthetics, cast stone, plastics and pumice stone products
 Manufacturing of instruments, toys, novelties, rubber and metal stamps, cameras, photographic equipment, business and household machines and appliances
 Manufacturing, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cork, cloth, feathers, felt, fibers, fur, glass, hair, horn, rubber, leather, paper, plastics, precious or semi-precious metals or stones, shell, straw, textiles, tobacco, wood, wool and yarn
 Manufacturing, compounding, processing, packaging, bottling or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceutical, soap, toiletries, beverages and food products, and other personal articles and household goods
 Manufacturing, fabrication, or assembly, including contractor's facilities, of building materials and construction equipment, acoustical materials, air conditioners, heating and ventilation equipment, bolts, cement and concrete products, ceramics, decorative metals, and wrought iron, doors, drills, fences, fire escapes, hardware and machine tools, insulation, lumber yards, machines, nuts, paving and road building equipment, plaster, plastics, plumbing supplies and sewer pipes, pumps, scaffolds, screens, screws, tile, welding equipment, windows; similar equipment
 Manufacturing, processing and assembly of malleable metals, signs, monuments, industrial machinery and carbonic ice
 Market, stock and bond
 Medical and orthopedic appliance store
 Medical center
 Medical clinic
 Medical schools
*Medical, dental or health office buildings and clinics with facilities (i.e., beds) for overnight recovery from medical procedures**
 Messenger or telegraph service station
 Messenger service
 Milliners, custom and retail sales
 Milliners, wholesale and manufacturing
 Millinery and artificial flower making
 Millwork (woodworking, manufacturing)
 Mimeographing and multigraphing, commercial
 Mineral water distillation and bottling
 Miniature golf
 Mini-warehouse, for storage purposes
 Mini-warehouse/distribution center
 Mirrors, resilvering, custom work

Mixed-use developments, including, but not limited to: commercial/residential, retail/residential, office/residential,
 office/retail, commercial/office/residential
 Mobile and manufactured home sales and service
 Model homes, temporary
 Monument sales and engraving shop
 Mortuary
 Motion picture studio
 Motion picture theatres
*Multiple-family structure**
 Museum
 Music and instrument sales, service and repair shop
 Music or dance studio
 Needlework
 News dealers
 News service
 Newspaper distribution centers with management offices
 Newspaper office
 Newspaper printing
 Newsstand
*Nursing care facility**
*Nursing home**
 Office service: stenographic service, letter preparation, addressing and mailing, duplicating, multigraphing, machine
 tabulation, research and statistical
 Office supply and office equipment store
 Offices
 Optical goods, manufacturing and sales
 Optician
 Orthopedic appliances, manufacturing and sales
 Outdoor recreational facility
 Outside retail food sales as an accessory use to a general retailer
 Package liquor store, including drive-through
 Paint and wallpaper store
 Painters' equipment and supplies shops, wholesale and storage
 Parking lot
 Pawn shop
 Personal and convenience services
 Personal wireless service facility, subject to the provisions of Section 17.32.150
 Pet shop
 Philatelist (stamps)
 Photo-engraving
 Photographic developing and printing
 Photographic equipment and supply store
 Photographic studio
 Picture frame shop
 Plant nursery, retail and wholesale
 Plumbing shop
 Pool and billiard halls
*Post secondary educational facilities with outdoor uses**
 Poster illustration, studio
 Precision instruments, custom repair
 Printers
 Printing and publishing house (including newspapers)
 Private club, fraternity, sorority or lodge, for profit and/or non-profit
 Private garage
 Private or jointly owned community center recreational facilities, pools, tennis courts
 Private streets

Professional and administrative offices
 Propane retails sales as an outside accessory use to a retail facility
 Public buildings
 Public park
 Public storage garages
 Public utility plants
 Public utility service yard
 Publicity service
 Radio and television broadcasting stations and studios, but not including transmitter towers and transmitter stations
 Radio or television sales, service and repair
 Railroad agents
 Recreational facilities, indoor and/or outdoor
 Reducing salons
*Residential**
 Research facility
 Restaurant
 Retail membership stores with or without outdoor garden display and/or sales
 Retail sales of goods and services
 Rug cleaning
 RV repair
 Saw sharpening shop
*School for mentally or physically handicapped**
 Schools
*Schools (if K through 12 or with outdoor uses)**
 Schools, including, but not limited to: barber, beauty, business, commercial correspondence, data processing, dancing, gymnastics, health, insurance, martial arts, modeling, private, real estate and stenographic
 Sewer lift station
 Sewing machine store
*Shelter care facility**
 Shoe repair and shoe shine shop
 Shoe store
 Shopping center
 Sightseeing tours, garages and depot
 Sign fabrication shops
 Sign painters shops
 Signs
 Skating rinks, indoor
 Slip covers, custom manufacturing
 Soaps, wholesale and storage
 Sound systems, rental and repairs
 Special school or training institution
*Special school or training institution, if utilizing outdoor uses**
 Spices, wholesale and storage
 Sporting and athletic goods store
 Stable
 Stadium
 Steam baths
 Surgical center and treatment facility
 Swap meet, flea market
 Swimming pool commercial, outdoor
 Tailor shop, not more than five employees
 Tailors, custom
 Tanning salon
 Tapestries
 Tavern, bar or lounge
 Taxicab garages

Taxidermist
 Tea room
 Teaching of fine arts
 Temporary buildings accessory to construction work
 Temporary construction offices and sheds, appurtenant storage incidental to a construction project only for the duration of such project
 Temporary facilities for sale of automobiles, RV's, boats, mobile or manufactured homes
 Temporary model homes
 Temporary sales and office buildings, buildings incidental to construction work
 Temporary uses (Subject to Section 17.32.170 of the City of Surprise Zoning Ordinance)
 Temporary uses related to seasonal or special events (Subject to Section 17.32.170 of the City of Surprise Zoning Ordinance)
 Theater
 Theaters
 Theatrical agencies
*Three-family structure**
 Tire sales, repair and mounting (with or without outside storage)
 Tobacco, wholesale and storage
 Tool sheds, for storage of domestic supplies
 Tools, wholesale and distribution
 Tortillas, manufacturing wholesale
 Towed or motor vehicle assembling, repairing including body and fender shops
 Towels, supply service
*Townhouse cluster, not to exceed four units or 120 feet in length**
*Townhouse cluster, with four or more units, but not to exceed 160 feet in length**
*Tourist home**
 Toy store
 Trade schools
*Trade schools (if with outdoor uses)**
 Trash receptacles
 Travel agency
 Trust companies
*Two-family structure**
 University
 Upholstery shop
 Variety store
 Venetian blinds, custom manufacturing and cleaning
 Veterinary hospitals
 Video arcades
 Wallpaper store
 Warehousing and distribution centers
 Watch repair shop
 Water or mineral, drinking or curative, bottling and distribution
 Water pump station
 Water tower
 Wholesale sales of goods
 Window cleaners' service
 Window display installations, studio and shops
 Window glass installation shops
 Wines, storage and wholesale

Any and all uses not listed here may which are similar to, but not more detrimental than, the above uses shall also be permitted.

Uses subject to deed restriction.

The following land uses are limited on the SCDC Site until such time as the deed restriction is removed:

Apartment building
Assisted living facilities
Campground
Congregate care facility group home
Daycare center
Hospitals
Hotel or motel facilities
Medical facilities/offices with facilities (i.e., beds) for overnight recovery from medical procedures
Mobile home parks
Nursing home
Outdoor drive-in theatres
Post-secondary educational facilities with outdoor uses
Recreational vehicle park
Residential dwelling units
Schools, grades kindergarten through 12
Shelter care facility
Tourist home

II. City Site.

** Subject to deed restrictions, see below.*

Amphitheater, public
Aquarium
Arboretum
Baseball fields
Basketball courts
Bicycle paths
Boating
Community recreation facilities
Community swimming pools
Dog runs
Facilities for the underground storage and recovery of effluent and/or CAP water
Fire department facilities
Football fields
Golf course
Golf course, miniature
Governmental uses
Handball courts
Hockey and skating rinks
Lakes
Library
Municipal offices
Museum
Non-profit municipal uses
Outdoor concerts
Parking lot, public and/or private
Parks
Performing arts facility
Personal wireless service facility, subject to the provisions of Section 17.32.150

Police department facilities
Public art
Racquetball courts
Recreational paths
Rollerblading and skateboarding facilities
Soccer fields
Softball fields
Stables, public
Tennis courts
Theater
Zoo

Any and all uses not listed here may which are similar to, but not more detrimental than, the above uses shall also be permitted.

Deed restriction #1: The following land uses are limited on the City Site until such time as the deed restriction is removed:

Apartment building
Assisted living facilities
Campground
Congregate care facility group home
Daycare center
Hospitals
Hotel or motel facilities
Medical facilities/offices with facilities (i.e., beds) for overnight recovery from medical procedures
Mobile home parks
Nursing home
Outdoor drive-in theatres
Post-secondary educational facilities with outdoor uses
Recreational vehicle park
Residential dwelling units
Schools, grades kindergarten through 12
Shelter care facility
Tourist home

Deed restriction #2: Land uses on the City Site are further limited by the following deed restriction:

Deed restricted land uses.

The City Site shall be used only for not-for-profit public municipal purposes that are directly related to the governance, operation, maintenance, or administration of the City of Surprise, which shall include the provision of customary public services, or purposes which otherwise benefit the public welfare or educational or recreational needs of the residents of the City of Surprise (including without limitation, parks, libraries, facilities for the underground storage and recovery of effluent and/or CAP water, police and fire facilities, municipal offices, and other similar uses) until such time as the deed restriction is removed.

SURPRISE CENTER PAD DEVELOPMENT STANDARDS

Due to the proposed mix of land uses and the resultant potential for an exciting and distinctive Civic Center, general site development regulations must take into account the unique and innovative nature of this type of land development. Building heights will be allowed from one (1) to fifteen (15) stories to adequately address the potential for both taller, urban scale office building, hospital or hotel uses as well as small, pedestrian scale retail uses along exterior major arterial streets. Within one hundred fifty feet (150') of the major arterial streets, building height will be limited to three (3) stories.

Consequently, non-residential land use densities may occur at a maximum floor area ratio ("FAR") of 1.5 across the entirety of the SCDC Site. For example, this level of density adequately allows development of taller buildings on portions of the SCDC Site which, if calculated within their lot area only, would exceed 1.5 FAR. However, this ratio is calculated across the entire SCDC Site where development of shorter buildings with pedestrian plazas and open spaces on the remaining portions of the SCDC Site will, on average across the entire development, result in an FAR of 1.5 or less. Therefore, a true urban fabric encompassing a mix of high and low density may occur within the entirety of the planned development. Development intensity for hotels and motels of all types may occur at 2,500 units across the entire SCDC Site allowing the opportunity for resort, conference center and general hotel and/or motel uses.

For residential land uses, the intensity of development may occur from 5 to 55 dwelling units per acre. This density allows for a multitude of residential combinations including high-rise residential development, an exciting option for the Valley in the 21st Century.

Again, due to the unique vision for the development of Surprise Center, setbacks and building separation parameters within the SCDC Site may, but are not required to, utilize zero foot setbacks and/or building separations. In any event, there shall be no minimum or maximum building setback or separation requirement. This development standard allows the creation of a dense urban city center with tightly-knit building facades and exciting streetscapes, while maintaining the option to create the wide depths of pedestrian lanes or alternating setbacks with plazas and open spaces in other areas of the SCDC Site. In the event such zero foot setbacks or separations are desired, strict accordance with City of Surprise building and fire code requirements shall be maintained. Each site plan will indicate the chosen building separations and setbacks for that portion of development.

I. Surprise Center PAD Development Standards.

A. General.

1. *Intent.* The intent of the Surprise Center PAD Development Standards is to provide for a diverse mix of land uses, densities and architectural character within a high-quality, attractive development with the potential for both residential and non-residential uses, while promoting the health, safety and welfare of the citizens of the City of Surprise.

2. *Applicability.* These Development Standards shall apply to all development on the SCDC Site within the Surprise Center PAD and shall specifically supercede any similar or more restrictive regulations contained within the City of Surprise Zoning Ordinance.

3. *Conflict.* Where these Development Standards conflict with similar provisions of the City of Surprise Zoning Ordinance, the Surprise Center Development Standards shall prevail.

B. Permitted Land Uses. Permitted land uses shall be those uses listed in the Permitted Land Uses List, Appendix Exhibit "E". All uses similar to and not more detrimental than those listed in the Permitted Land Uses List shall also be permitted. Except as specifically defined within the City of Surprise of Surprise Zoning Ordinance as of September 1, 2000, all land uses listed in Appendix Exhibit "E" shall have their customary dictionary definitions.

C. Access.

1. Location of access points is critical to an efficient traffic circulation system. All access points for specific developments are to be planned in conjunction with the overall access plan and under a traffic study completed by a qualified traffic engineer and submitted to the City of Surprise Traffic Engineer.

2. The above traffic study shall address the following site conditions, present and future:

- i. Traffic volumes;
- ii. Turning movements;
- iii. Traffic controls;
- iv. Site design;
- v. Site distances;
- vi. Location and alignment of other access points.

D. Setbacks and Height.

1. Consistent with the intent of the Surprise Center PAD to encourage diverse development including an urban core, there shall be no minimum or maximum building setbacks from any lot line or public street right-of-way and no minimum or maximum building

separation requirements. All development shall conform to applicable building and fire code requirements, particularly those building and fire code requirements which allow development utilizing zero foot, or near zero foot, lot line setbacks and/or building separations upon the satisfaction of special conditions.

2. *Maximum building height:* fifteen (15) stories. Within that area between zero feet (0') and one hundred fifty feet (150') from the major arterial street rights-of-way (Bell Road, Litchfield Road, Greenway Road and Bullard Avenue), the maximum building height shall be limited to three (3) stories.

E. Development Intensity.

1. *Floor Area Ratio.* The allowable Floor Area Ratio ("FAR") for property developed within the SCDC Site shall be calculated as a maximum aggregate allowable of 1.5 FAR across the entire SCDC Site. It is understood that development on any one particular site may be at a density as high as 15.0 FAR while still meeting the 1.5 FAR aggregate maximum across the entire SCDC Site. Under this density, the Surprise Center PAD may therefore include both high and low-density development not exceeding the maximum aggregate FAR of 1.5 across the entire SCDC Site. Additional density above the 1.5 aggregate maximum allowable may be approved by an amendment to the Surprise Center PAD under the provisions contained herein.

2. *Dwelling Units.* The allowable residential density for the Surprise Center PAD shall be from 4 and 55 Dwelling Units per Acre ("dua"). Under this density, the Surprise Center PAD may include high and low-density residential development. Amendments to the allowable residential density may be approved by an amendment to the Surprise Center PAD under the provisions contained herein.

3. *Hotel/Motel Intensity.* The allowable maximum hotel and/or motel density on the SCDC Site shall be two thousand five hundred (2,500) units. Amendments to the allowable maximum hotel/motel density may be approved by an amendment to the Surprise Center PAD under the provisions contained herein.

F. Lot Width and Lot Area. There shall be no minimum lot area or lot width requirements. Lot area and lot width shall generally be determined by building area, lot size, above-ground parking, if any, and applicable City of Surprise fire codes and/or building codes.

G. Additional Building and Performance Standards. Development of any parcel of land within this district shall be subject to all applicable requirements stated herein, the general intent of the approved Surprise Center PAD, and any amendments or approved refinements thereto.

H. Relationship to Overlay Zones. Any property located in the Surprise Center PAD district which also falls within the F-1 or F-2 overlay zones must comply with the regulations of the overlay zones.

II. SURPRISE CENTER PAD LANDSCAPING STANDARDS.

A. Generally. Landscaping requirements as set forth herein have been established to encourage quality development in the City; to provide a smooth transition between adjoining properties; to screen service yards, parking lots and other areas which tend to be unsightly; to facilitate the buffering of one land use from other land uses; to encourage harmonious relationships between buildings which are a part of one development and buildings located on abutting properties; to provide open space and recreational areas to serve the needs of the residents of the City; to soften the effect of development; to improve erosion and storm water runoff control; to reduce the particulate matter in the air; to encourage a sense of commitment to the City and its residents on the part of the developers; and to provide for the health, safety and general welfare of the residents of the City.

B. Definition. "Landscaping," "landscape" or "landscaped" for the purposes of this chapter shall be defined as including any or all of the following: lawn, turf or grass areas; trees; shrubs; ground cover or other plantings; sprinkler or irrigation systems; decorative rock, natural or man-made; decorative lighting; benches, tables, fountains, planters or other similar outdoor furniture; decorative screen walls; detention and retention ponds; waterfalls and human-made streams; paved exterior pedestrian areas including patios, seating areas and plazas; and berms or mounds.

C. General Requirements.

1. A minimum of ten percent (10%) of the net land area over the entire Site (City Site and SCDC Site) shall be landscaped.

2. Landscaping is encouraged along the street frontage between the street or sidewalk and any buildings, parking areas, loading or storage areas in accordance with the following:

a. The intersection of arterial streets are a dominant feature of the urban landscape, serving as major focal points of activity in the community. Because of the importance of these intersections, design features are encouraged at those intersections which may include, but not be limited to, unique building orientation and design, or special landscape features such as fountains, walls, or screening elements.

3. Any part of a site not used for buildings, parking driveways, sidewalks, etc., shall be landscaped.

4. An automatic irrigation system shall be provided to all landscaped areas requiring water.

5. All landscaped areas adjacent to vehicular parking and access areas shall, as necessary, be protected by concrete curbing if necessary to control storm water flows and minimize damage by vehicular traffic. Unique edging treatments in these areas are encouraged to complement the architectural design theme of the Surprise Center PAD.

6. All trees and plant material shall conform to the Arizona Department of Water Resources plant material list and/or the Surprise Center Landscape Palette, Appendix Exhibit "D".

7. All trees required by this part shall have a minimum trunk height of six feet (6'), with a minimum one and one-half inch (1 ½") caliper measured four feet (4') above the ground. Multi-trunk trees may have average caliper measurements not less than one inch (1"). Palms shall have a minimum trunk height of five feet (5'). This size of tree is generally referred to as fifteen gallons in the landscaping industry.

8. Twenty-four inch (24") box trees shall have a minimum trunk height of eight feet (8') with a minimum two inch (2") caliper measured four feet (4') above the ground. Multi-trunk trees may have average caliper measurements of not less than one and one-half inches (1 ½"). Palms shall have a minimum trunk height of eight feet (8').

9. The Planning Director, or his designee, may waive or amend the application of the requirements of this Section II(C) upon the request of the property owner.

D. Streetscape Standards. The streetscape design of any particular project shall be in conformance with the intent of the approved Surprise Center PAD. However, the following general landscaping guidelines shall apply along streets:

1. Special entry features shall be provided at major entrances into a project to provide a sense of identification and uniqueness commensurate with the intent of the Surprise Center PAD.

2. Trees with a minimum size as specified herein shall be planted at the rate of one tree per forty feet (40') of linear street frontage. A minimum of twenty-five percent (25%) of the required trees shall be twenty-four inch (24") box trees.

3. Shrubbery with a minimum size of five (5) gallons shall be planted in appropriate numbers to complement the placement of trees, but in no case shall be less than two shrubs per twenty five feet (25') of linear street frontage.

4. Clustering of trees and shrubbery shall be encouraged to accent focal points or landmarks and to provide variety to the streetscape. Contouring of the ground and placement of mounds, earth berms, raised planters and similar landscaping accents along streets shall further be encouraged to maintain conformance with the intent of the Surprise Center PAD.

5. The Planning Director, or his designee, may waive or amend the application of the requirements of this Section II(D) upon the request of the property owner.

E. Non-Structure, Surface Parking Lot Landscaping.

1. A minimum of five percent (5%) of the parking lot area shall be landscaped, exclusive of front yard or perimeter landscaping and street trees. Such landscaping shall consist of parking islands located within the perimeter of the parking lot.

2. Parking islands or landscaped areas shall be installed at least every ten lineal consecutive parking spaces; said islands shall be a minimum of five feet (5') wide and contain a minimum of fifty (50) square feet in area. A minimum of one tree shall be provided for every parking island required hereunder, exclusive of perimeter landscaping or street trees.

3. Any area used for vehicular overhang shall not be counted towards the required landscaping. The total length of the stall may be calculated to include area used for the overhang, to a maximum of two feet six inches (2'-6") in depth.

4. The Planning Director, or his designee, may waive or amend the application of the requirements of this Section II(E) upon the request of the property owner.

F. Ground Cover.

1. Vegetative ground cover shall be so located to accentuate landmarks for focal points on a site and to create a "lush" appearance to the landscaped area from public streets and areas, or to create an appropriate appearance in conformance with the intent of the approved Surprise Center PAD. Mounding and contouring of landscaped areas is encouraged.

2. When used as a landscaping feature, inorganic ground cover, consisting of decomposed granite (3/4 inch or smaller), crushed rock, gravel, river run rock and/or boulders, shall be of sufficient variety in terms of color, texture, and materials to provide a pleasant and diverse appearance.

3. The Planning Director, or his designee, may waive or amend the application of the requirements of this Section II(F) upon the request of the property owner.

G. Retention Basins.

1. All private retention basins shall be landscaped, contoured and designed as an integral part of any lot frontage and shall not take on the appearance of a ditch. Maximum side slopes of basins shall be a four to one (4:1) ratio; side slopes of six to one (6:1) or of varying slope are preferred.

2. Where exceptional design or shallow depths are proposed for the retention basin, the Planning Director, or his designee may waive or amend the application of the requirements of this Section II(G) as requested by the property owner.

H. Maintenance.

1. All landscape materials and landscaped areas shall be maintained in accordance with the approved landscaped plan. Such landscaped areas shall be kept free of

trash, debris, weeds, and dead plant material, and shall in all respects be maintained in a neat and clean fashion.

2. All dead or removed plants shall be replaced with plants of the same variety, and in the size and quality as those removed, unless an appropriate alternative has been approved by the Planning Staff.

3. The maintenance of landscaping in the public right-of-way shall be the responsibility of the City of Surprise.

4. The Planning Director, or his designee, may waive or amend the application of the requirements of this Section II(H) upon the request of the property owner.

I. Foundation Planting. Foundation planting shall not be required.

J. Preliminary Landscape Plan.

1. Five copies of a preliminary landscape plan shall be submitted along with the required development site plan for review by the Planning Director, or designee. The preliminary landscape plan may be shown on the development site plan drawings. The preliminary landscape plan shall be a conceptual plan and shall include the following information in generalized form:

a. The location and identification of all proposed landscaped areas (on-site, street right of-way, parking area, landscaped buffers and others).

b. Preliminary data pertaining to the amount of net site area, the ground floor areas of all proposed parking spaces, and the amount of all proposed landscaped areas, required and provided.

c. The approximate location of all proposed trees, shrubs, and other landscape materials and improvements.

d. The location of all visibility site triangles.

e. Notes or geographical representations adequately showing the intent of the proposed plans and materials and indicating how those plans will comply with this chapter and the intent of the Surprise Center PAD.

f. The location, height, type, and general design and finish of all proposed screening walls.

g. The location of all proposed storm-water retention areas.

2. The preliminary landscape plan shall be reviewed and approved by the Planning Director, or his designee, as part of the development site plan review, and may be approved with stipulated changes or additions.

K. Final Landscape Plan.

1. Five copies of a final landscape plan shall be submitted to the Planning Director, or his designee, along with other required site improvement and building plans prior to

or concurrent with the application for a building permit. The final landscape plan shall contain the final calculations, data, and specific details and information of all proposed landscaped areas, landscape materials, screening walls, irrigation system, and other items that were required and identified in conceptual form on the preliminary landscape plan. The final landscape plan shall clearly indicate the quantity and size of each tree and shrub to be installed.

2. The final landscape plan shall be in conformance with the approved preliminary landscape plan and stipulated changes or additions, and shall be approved by the City of Surprise Planning Director, or designee prior to the issuance of a building permit.

3. All changes in landscape plans before, during, or after preliminary or final landscape plan approval and/or landscape installation shall be approved by the Planning Director, or his designee, with the right of the property owner to appeal such decision pursuant to the general appeal provisions contained within these Development Standards.

L. Installation Prior to Occupancy Permit. All landscaping materials and equipment as provided for on the approved final landscaped plan for any development, or for any particular phase of development, shall be installed prior to the issuance of any occupancy permit, unless one of the following occurs: (1) the City of Surprise issues an expedited permanent Certificate of Occupancy; (2) the City of Surprise issues an expedited or regular temporary Certificate of Occupancy; or (3) the property owner submits to the City of Surprise a financial guarantee in the amount of one hundred fifty percent (150%) of the cost of the materials and labor. Financial guarantees shall be of the types and forms as provided in Chapter 16.242 of the City Code. In the event that a cash deposit is made for the purpose of a financial guarantee, no interest shall be paid by the City unless specific arrangements are made for such interest to be paid, prior to City acceptance of the deposit.

III. SPECIAL STANDARDS FOR SPECIFIED PERMITTED LAND USES.

A. All land uses listed in the Permitted Land Uses list, Appendix Exhibit "E", shall be permitted by right without conditions, except for these specified uses which shall be required to comply with the following conditions.

1. *Convenience stores:*

a. Pump stands, if any, shall be setback no less than twenty-five feet (25') from any street right-of-way, not less than four feet (4') from any non-street property line.

2. *Automobile service stations and automobile washing establishments:*

a. Pump islands shall be setback not less than twenty-five feet (25') from any street right-of-way line, and not less than forty feet (40') from any nonstreet property line.

b. Hydraulic hoists, pits, and all lubrication, greasing, washing, repair and diagnostic equipment shall be used and enclosed within a building.

c. Interior curbs of not less than six inches (6") in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.

d. Sufficient off-street area to provide space for not less than ten automobiles waiting to be washed or three waiting spaces per washing stall, whichever is greater, shall be provided for automobile washing establishments. A space twenty feet (20') by nine feet (9') shall be deemed adequate for each such required space.

e. All washwater disposal facilities including sludge, grit removal and disposal equipment shall be subject to the approval of the City Engineer, and shall conform with all City ordinances regarding sewage and health and shall be designed so as not to detrimentally affect the City sewer system.

3. The Planning Director, or his designee, may waive or amend the application of the requirements of this Section III(A) upon the request of the property owner.

IV. MISCELLANEOUS.

A. Duration of Surprise Center PAD zoning approval. Duration of the Surprise Center PAD approval shall specifically not be conditioned by or limited to any condition including, but not limited to, whether or not construction has begun on the Site.

B. Amendments to the Surprise Center PAD approval.

1. *Minor Changes.* Proposed changes by a property owner within the Surprise Center PAD which do not increase the approved density and/or intensity shall be referred to the City of Surprise Planning Director, or his designee. The Planning Director, or his designee, is hereby authorized to review and approve or deny such amendment where such change is requested. The Planning Director, or his designee shall render a decision on the request for the minor change within thirty (30) days from the date of receipt of the request by the property owner. The decision shall be in writing and delivered to the property owner.

a. The property owner shall have the right to appeal any decision on a minor change to the PAD by the Planning Director, or his designee, to the Planning Commission. Such appeal shall be made by the property owner in writing within thirty (30) days of receiving the written notification of the Planning Director, or designee's, decision.

b. Within thirty (30) days of the written request for appeal by the property owner of the Planning Director, or designee's, decision, the Planning Commission shall approve or deny such request for appeal, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner.

c. The Commission shall deliver its decision in writing to the property owner stating its decision and reasons therefor.

d. The property owner shall have the right to further appeal any decision of the Planning Commission on a minor amendment appeal to the City Council. Such appeal shall be made by the property owner in writing within thirty (30) days of receiving the written notification of the Commission's decision.

e. Within fifteen (15) days of receipt of the property owner's written notice of appeal to the City Council, the City shall cause the Planning Commission's decision and reasons therefor to be forwarded to the City Council.

f. Within thirty (30) days of receipt of the Planning Commission's written decision, the City Council shall hear the appeal of the property owner de novo and shall approve or deny such appeal, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner. The City of Surprise Council shall deliver its decision in writing to the applicant stating its reasons therefor.

g. The approval and appeal procedures as stated in this Section IV(B).1 shall apply to all requests for minor changes to the Surprise Center PAD.

2. *Major Changes.* Proposed changes by a property owner within the Surprise Center PAD which increase the approved density and/or intensity shall be considered to be major changes and shall be referred to the City of Surprise Planning and Zoning Commission.

a. Within thirty (30) days of the written request for amendment by the property owner, and upon advice of the Planning Director, or his designee, the Planning Commission shall approve or deny such request for amendment, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner.

b. The Commission shall deliver its decision in writing to the property owner stating the decision and reasons therefor. If the amendment is granted by the Commission, the property owner shall submit a revised plan showing the authorized changes to the Planning Department for inclusion in the Surprise Center PAD zoning file.

c. The property owner shall have the right to appeal any decision of the Planning Commission to the City Council within thirty (30) days of receiving the written notification of the Commission's decision.

d. Within fifteen (15) days of receipt of the property owner's written notice of appeal to the City Council, the City shall cause the Planning Commission's decision and reasons therefor to be forwarded to the City Council.

e. Within thirty (30) days of receipt of the Planning Commission's written decision, the City Council shall hear the appeal of the property owner de novo and shall

approve or deny such appeal, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner. The City of Surprise Council shall deliver its decision in writing to the property owner stating its reasons therefor.

f. The approval and appeal procedures as stated in this Section IV(B).2 shall apply to all requests for major changes to the Surprise Center PAD.

C. Site Plan Approvals.

1. *Generally.* Due to the unique nature and framework of the Surprise Center PAD, any development proposal within the Surprise Center PAD shall be subject to this Section IV(C) regarding site plan review prior to any physical development of that site. The purpose of this review is to relieve demonstrable adverse impacts of the development, if any, upon the public safety, health or welfare; to protect public investments in roads, drainage facilities, sewage facilities, etc.; to conserve the value of buildings; and to ensure that the regulations of the City of Surprise are upheld.

2. *Application of these procedures.* These procedures shall only apply to site plans for development proposed within the Surprise Center PAD.

3. *Variances.* Any requires variances to the applicable Surprise Center PAD regulations or the applicable City of Surprise Zoning Ordinance regulations shall be heard by the City of Surprise Board of Adjustment in accordance with Chapter 17.12 of the City of Surprise Zoning Ordinance.

4. *Applications for site plan approval.* Applications for site plan approval shall be on the form as attached hereto. The application shall be accompanied by the appropriate fee and development plans showing sufficient information for the Planning Staff to determine whether the proposed development will meet the Development Standards of this Surprise Center PAD, and other applicable regulations of the City of Surprise Zoning Ordinance. In all cases, the application shall contain the following:

a. General:

- i. Name of project/development;
- ii. Location of project/development by street address;
- iii. Location map, including area within ½ mile of the site.
- iv. Name and mailing address of the developer/owner;
- v. Name and address of the engineer/architect;
- vi. Date of plan preparation;
- vii. North point indicator;
- viii. Scale of not less than one inch to one hundred feet (1":100');
- ix. Names and addresses of property owners within two hundred feet (200') of the site.

b. Site Plan, including:

- i. Boundary line of property with dimensions;
- ii. Location, identification and dimension of existing and proposed data, to a distance of one hundred feet (100') of the following, unless otherwise stated:
 1. Topographic contours at a minimum interval of two feet (2');
 2. Adjacent streets and street rights-of-way to a distance of one hundred fifty (150') feet, except for sites adjacent to major arterial streets where distances shall be two hundred feet (200');
 3. On-site streets and rights-of-way;
 4. Ingress and egress points;
 5. Traffic flow on-site;
 6. Traffic flow off-site;
 7. Utilities and utility rights-of-way or easements;
 - a. Electric;
 - b. Natural gas;
 - c. Telephone, cable tv;
 - d. Water;
 - e. Sewer (sanitary treated effluent and storm);
 8. Buildings and structures;
 9. Parking facilities;
 10. Water bodies;
 11. Surface water holding ponds and drainage ditches;
 12. Surface water drainage arrows;
 13. Significant rock outcroppings;
 14. Sidewalks; walkways, driveways, loading areas and docks, bikeways;
 15. Fences and walls;
 16. Exterior signs;
 17. Exterior refuse collection areas;
 18. Exterior lighting;
 19. Landscaping;
 - a. Detailed plan showing plantings, equipment, etc.;
 - b. Botanical and common names of vegetation to be used;
 - c. Size of plantings at time of planting and at maturity;
 - d. Areas to be irrigated;
- iii. Number of employee and non-employee parking spaces, existing and proposed, and total square footage of each;

- iv. Site statistics including site square footage, percent of site coverage (building and parking), dwelling unit density, percent park or open space;
 - v. A reproducible copy of the site plan with appropriate signatures shall be submitted upon approval.
- c. Building information (on-site), including:
- i. Height above mean sea level of the lowest floor when the structure is proposed to be located in a floodway or floodplain area;
 - ii. Gross square footage of existing and proposed structures; and
 - iii. Front, rear and side elevations, with a description of exterior materials to be used.
- d. Permits, including:
- i. A list of all required Federal, State and City permits and status of applications;
 - ii. Certificate of one hundred year assured water supply;
 - iii. Certificate showing compliance with minimum County and State water quality standards.

5. *Site Plan Review.*

a. In considering applications for site plan approval within the Surprise Center PAD, the Planning Staff, Planning Commission, or City of Surprise Council, as applicable, shall consider the following relationship of the plan elements to conditions both on and off the property: conformance to the development standards set forth herein as well as applicable City of Surprise Zoning Ordinance regulations; conformance to the City of Surprise's Comprehensive Development Guide; conformance with the intent and regulations of the Surprise Center PAD; the impact of the plan in existing and anticipated traffic and parking conditions; the adequacy of the plan with respect to land use; pedestrian and vehicular ingress and egress; building location; landscaping; lighting; provision for utilities; site drainage; open space; loading and unloading areas; grading; signage; screening; and other related matters.

b. The City Planning Staff shall meet with the property owner or applicant upon request. A written recommendation from the Planning Staff shall be forwarded to the Planning Commission regarding the site plan within fifteen (15) days from the date of application.

c. The Planning Commission shall approve or deny such request for approval of the site plan within thirty (30) days of receipt of the Planning Staff's written recommendation, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner.

d. The Commission shall deliver its decision in writing to the property owner. If the application for site plan approval is granted by the Commission, no further approvals are required for that site plan.

e. If the Planning Commission shall determine that the proposed site plan will not be detrimental to the health, safety or welfare of the community nor will cause traffic congestion or seriously depreciate surrounding property values, and at the same time is in harmony with the purpose and intent of the Surprise Center PAD, the plan for the area, if any, and the Comprehensive Development Guide, the Planning Commission may grant such site plan approval, with such conditions and safeguards as it may deem necessary.

f. The property owner shall have the right to appeal a decision of the Planning Commission to the City Council within thirty (30) days of receiving the written notification of the Commission's decision.

g. Within fifteen (15) days of receipt of the property owner's written notice of appeal to the City Council, the City shall cause the Planning Commission's decision and reasons therefor to be forwarded to the City Council.

h. Within thirty (30) days of receipt of the Planning Commission's decision of denial and reasons therefor, the City Council shall hear the property owner's appeal de novo and shall approve or deny such appeal, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner.

i. The City of Surprise Council shall deliver its decision in writing to the property owner stating its reasons therefor.

j. The site plan approval procedures as stated herein shall apply to all requests for site plan approvals within the Surprise Center PAD.

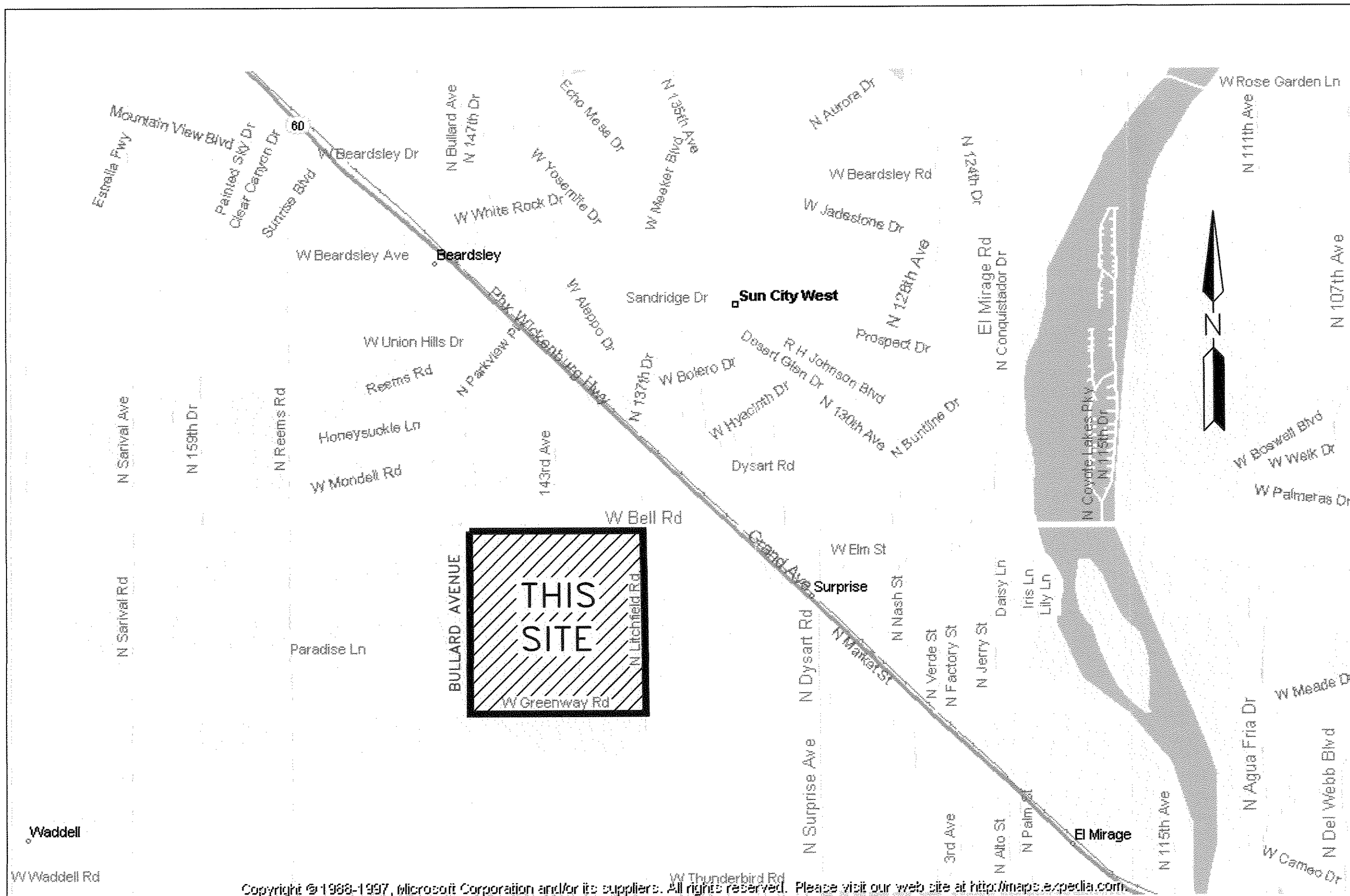
6. *Duration of Site Plan Approval.* An approved site plan shall be valid for three (3) years from its date of approval, or for a longer time period as approved by the City of Surprise Planning Director, or his designee. The City of Surprise Planning Director shall have the authority to extend the duration of site plan approval upon request.

7. *Amendments to Approved Site Plans.*


a. Any request for amendment or modification to an approved site plan by a property owner shall be submitted in writing to the City for approval. All requested amendments or modifications shall be shown on a revised site plan drawing.

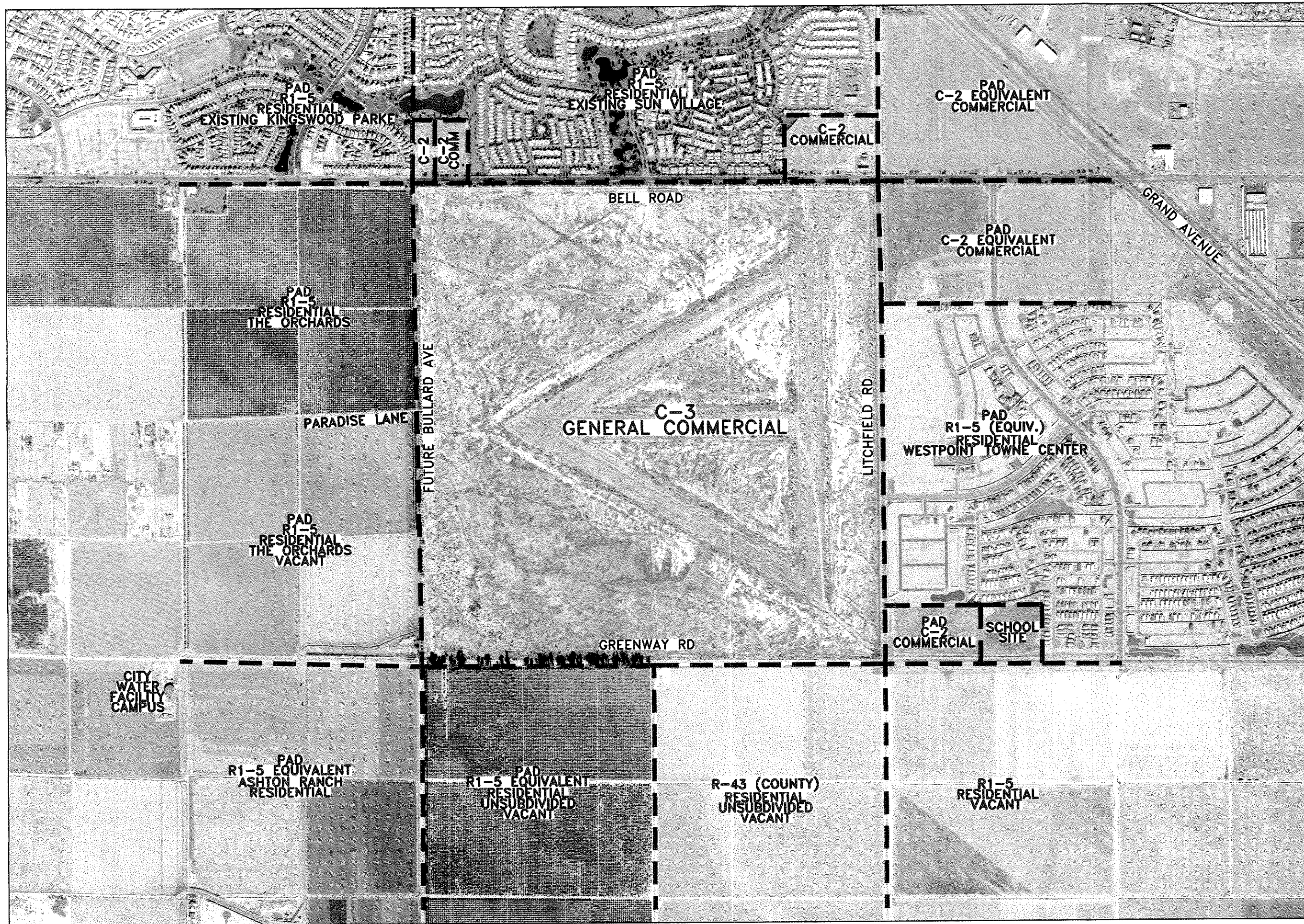
b. Any requested amendment or modification to an approved site plan shall be submitted to City of Surprise Planning Director, or his designee, who may approve such amendment(s) if they determine such amendment(s) are acceptable to the City of Surprise, under the site plan review criteria as stated herein, and whether the amendment is in conformance with the intent of the Surprise Center PAD.

c. A decision by the Planning Director, or his designee, regarding a site plan amendment shall be final unless appealed to the Planning Commission by the property owner. Thereafter, the appeal shall be heard as an appeal to the Planning Commission and follow the procedures stated within Section 4(C).5.c through j herein, with subsequent appeal rights by the property owner to the City Council.

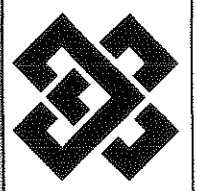


Copyright © 1988-1997, Microsoft Corporation and/or its suppliers. All rights reserved. Please visit our web site at <http://maps.expedia.com>.

VICINITY MAP SURPRISE CENTER BELL & LITCHFIELD ROADS SURPRISE, ARIZONA		CMX JOB NO. 5645.02 DATE: 09-11-00 SCALE: N.T.S. DRAWN BY: MSB CHECKED BY:		 CMX GROUP	1515 E. MISSOURI PHOENIX, AZ 85014 PH (602)279-8436 FAX (602)265-1191

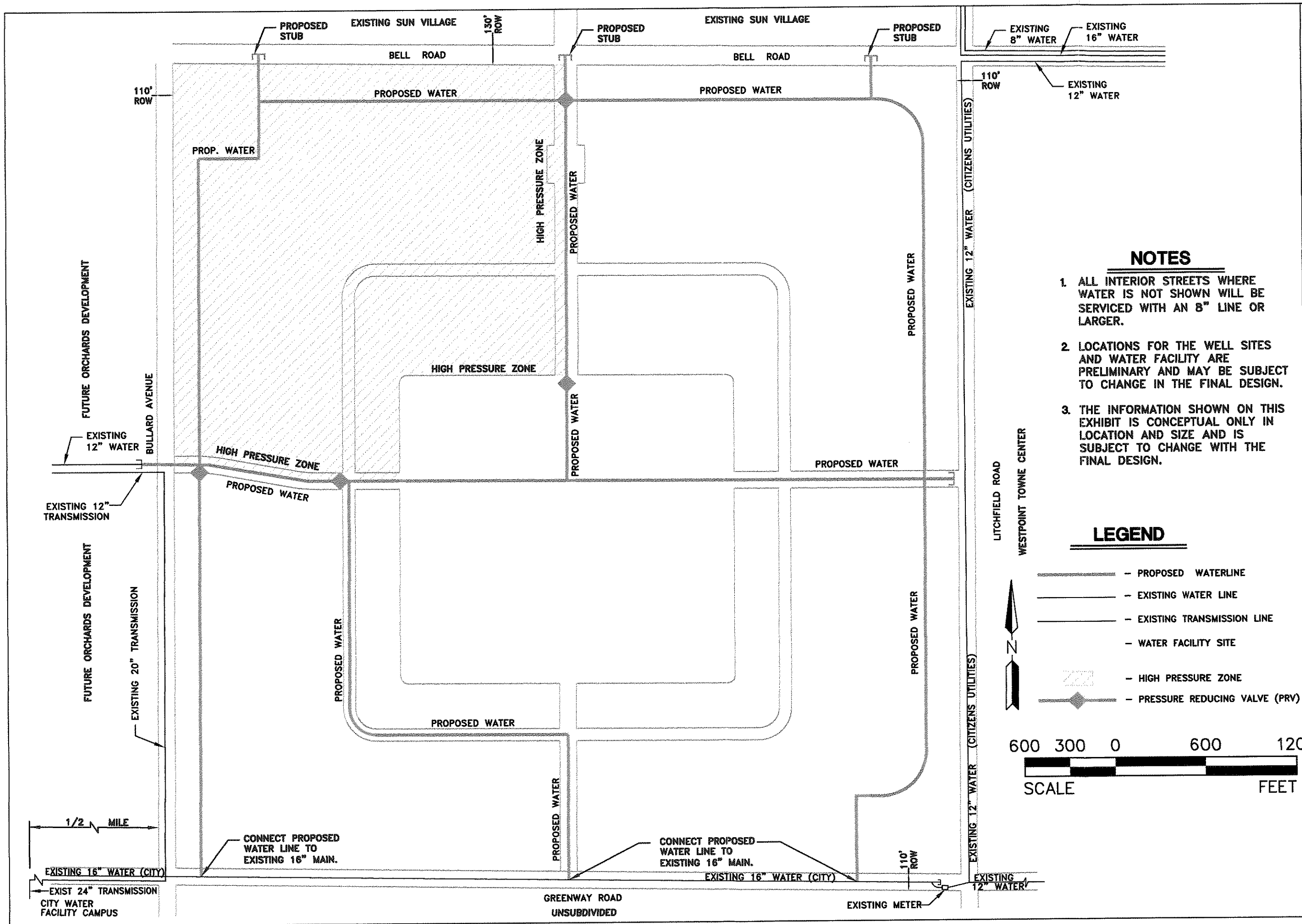


1515 E. MISSOURI
PHOENIX, AZ 85014
PH (602)279-8436
FAX (602)265-1191



**CMX
GROUP**

ADJACENT LAND USE & ZONING PLAN	CMX JOB NO.	5645.02
	DATE:	09-11-00
	SCALE:	N.T.S.
	DRAWN BY:	MSB
SURPRISE CENTER	CHECKED BY:	MSB
	BELL AND LITCHFIELD ROADS SURPRISE, ARIZONA	

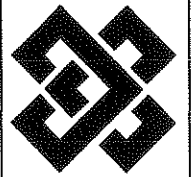


NOTES

1. ALL INTERIOR STREETS WHERE WATER IS NOT SHOWN WILL BE SERVICED WITH AN 8" LINE OR LARGER.
2. LOCATIONS FOR THE WELL SITES AND WATER FACILITY ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE IN THE FINAL DESIGN.
3. THE INFORMATION SHOWN ON THIS EXHIBIT IS CONCEPTUAL ONLY IN LOCATION AND SIZE AND IS SUBJECT TO CHANGE WITH THE FINAL DESIGN.

LEGEND

- PROPOSED WATERLINE
- EXISTING WATER LINE
- EXISTING TRANSMISSION LINE
- WATER FACILITY SITE
- HIGH PRESSURE ZONE
- PRESSURE REDUCING VALVE (PRV)



**CMX
GROUP**

1515 E. MISSOURI
PHOENIX, AZ 85014
PH (602)279-8436
FAX (602)265-1191

CMX JOB NO. 5645.02

DATE: 09-11-00

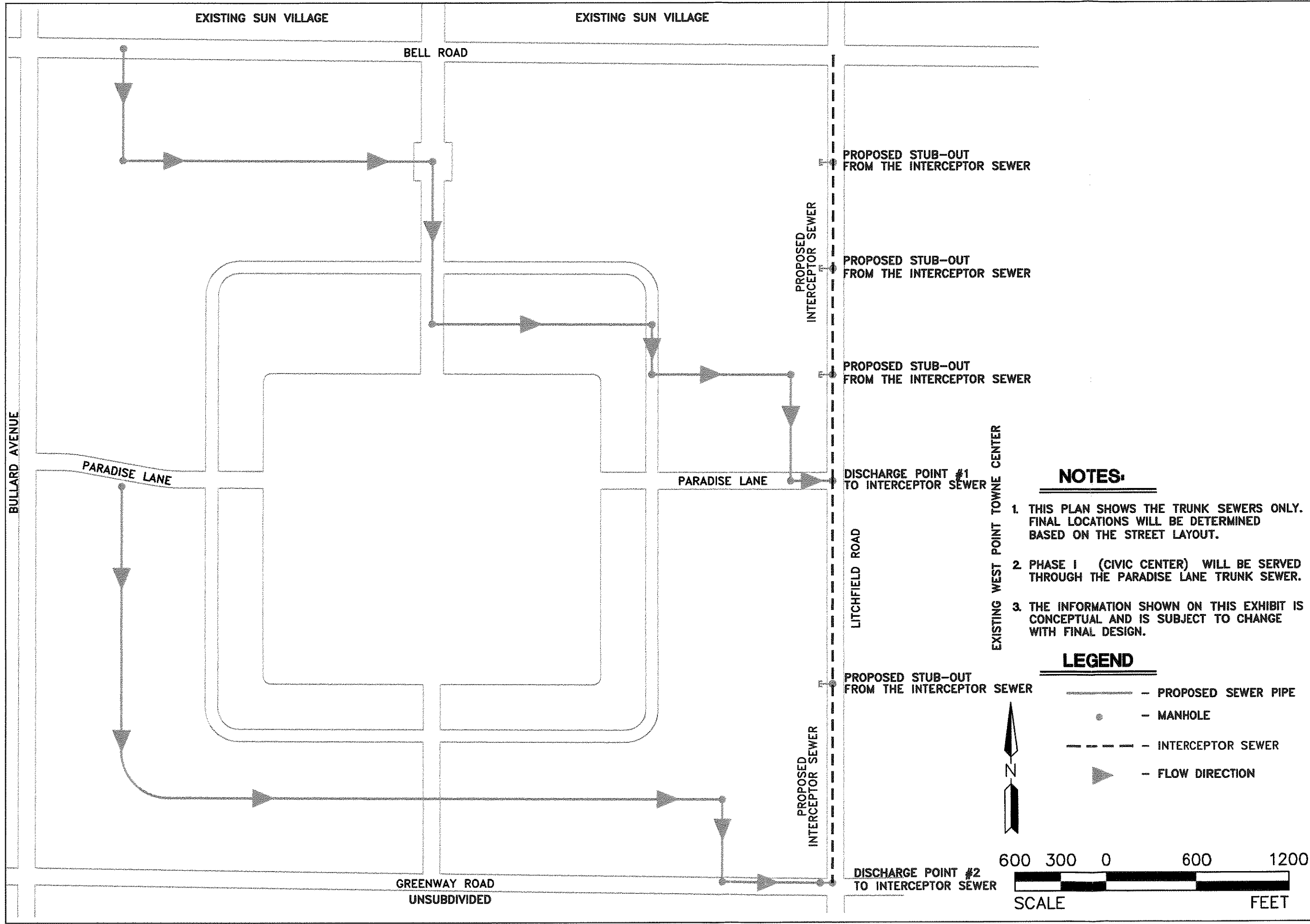
SCALE: 1" = 600'

DRAWN BY: MSB

CHECKED BY: MSB

CONCEPTUAL WATER MASTER PLAN

SURPRISE CENTER
BELL & LITCHFIELD ROADS
SURPRISE, ARIZONA



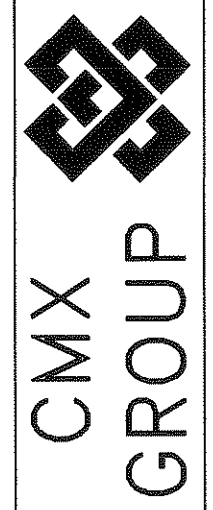
NOTES:

1. THIS PLAN SHOWS THE TRUNK SEWERS ONLY. FINAL LOCATIONS WILL BE DETERMINED BASED ON THE STREET LAYOUT.
2. PHASE I (CIVIC CENTER) WILL BE SERVED THROUGH THE PARADISE LANE TRUNK SEWER.
3. THE INFORMATION SHOWN ON THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL DESIGN.

LEGEND

- PROPOSED SEWER PIPE
- - MANHOLE
- - - - - INTERCEPTOR SEWER
- ▶ - FLOW DIRECTION

1515 E. MISSOURI
PHOENIX, AZ 85014
PH (602)279-8436
FAX (602)265-1191



CMX JOB NO.	5645.02
DATE:	09-11-00
SCALE:	1" = 600'
DRAWN BY:	MSB
CHECKED BY:	

CONCEPTUAL WASTEWATER MASTER PLAN
SURPRISE CENTER
BELL & LITCHFIELD ROADS
SURPRISE, ARIZONA

